



**METROLIST®**

# Local Market Updates

**August 2009**

## **County:**

<b>Adams</b>	<b>2</b>
<b>Arapahoe</b>	<b>3</b>
<b>Boulder</b>	<b>4</b>
<b>Broomfield</b>	<b>5</b>
<b>Clear Creek</b>	<b>6</b>
<b>Denver</b>	<b>7</b>
<b>Douglas</b>	<b>8</b>
<b>Elbert</b>	<b>9</b>
<b>El Paso</b>	<b>10</b>
<b>Gilpin</b>	<b>11</b>
<b>Jefferson</b>	<b>12</b>
<b>Larimer</b>	<b>13</b>
<b>Morgan</b>	<b>14</b>
<b>Park</b>	<b>15</b>
<b>Summit</b>	<b>16</b>
<b>Teller</b>	<b>17</b>
<b>Weld</b>	<b>18</b>

## **Metropolitan Statistical Area (MSA):**

<b>Denver-Aurora</b>	<b>19</b>
<b>Colorado Springs</b>	<b>20</b>
<b>Boulder</b>	<b>21</b>
<b>Fort Collins-Loveland</b>	<b>22</b>
<b>Greeley</b>	<b>23</b>

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[Click on a County or MSA to view report page.](#)

# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Adams County

### August

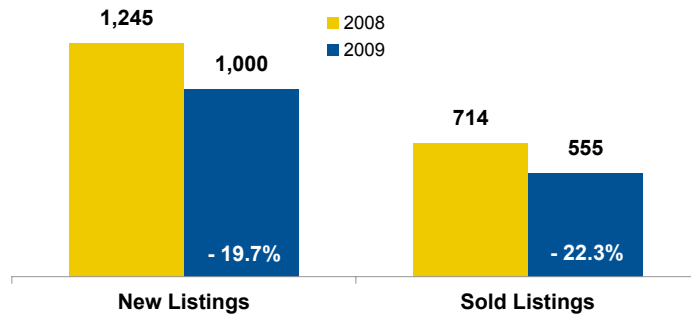
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,245	1,000	- 19.7%	11,056	8,148	- 26.3%
Sold Listings	714	555	- 22.3%	5,271	4,386	- 16.8%
Median Sold Price*	\$148,250	\$159,925	+ 7.9%	\$150,000	\$147,900	- 1.4%
Average Sold Price*	\$171,054	\$179,306	+ 4.8%	\$156,093	\$187,146	+ 19.9%
Percent of Sold Price to List Price*	98.7%	100.6%	+ 2.0%	97.8%	98.9%	+ 1.1%
Total Days on Market	95	89	- 5.8%	106	93	- 11.9%
Active Listings	NA	1,947	--	--	--	--

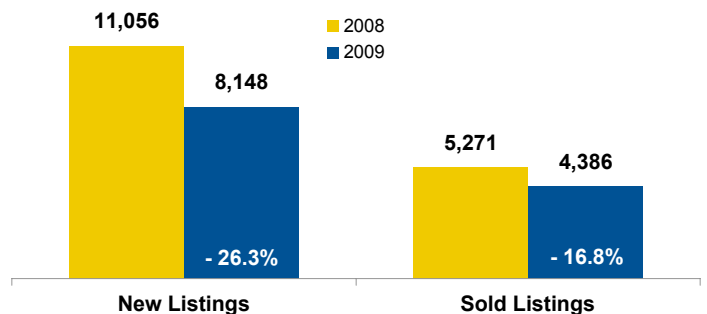
\*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

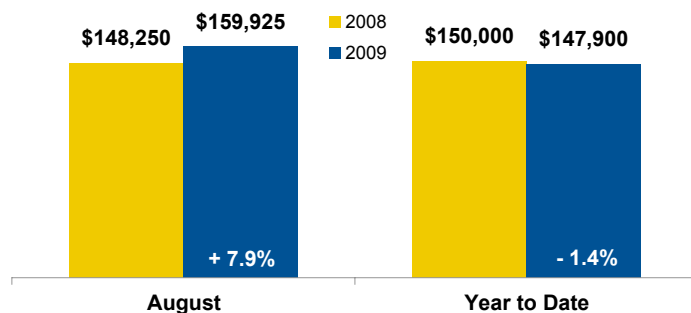
#### Activity—Most Recent Month



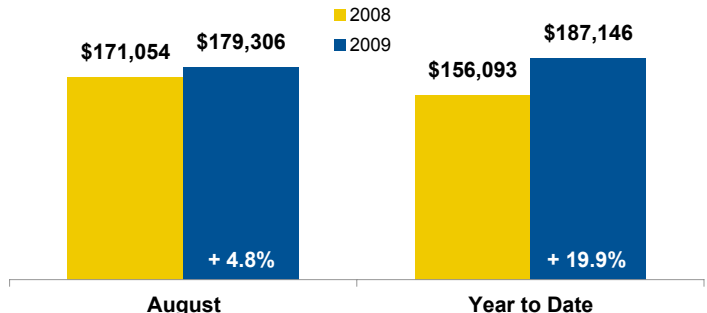
#### Activity—Year to Date



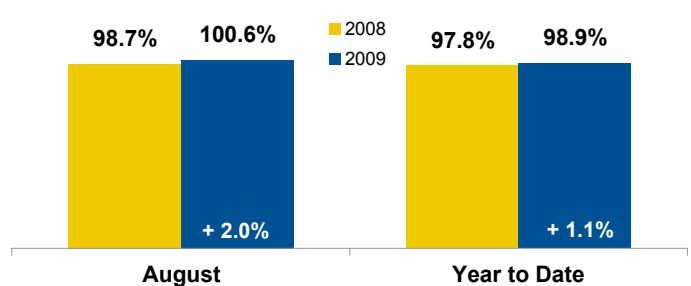
#### Median Sold Price\*



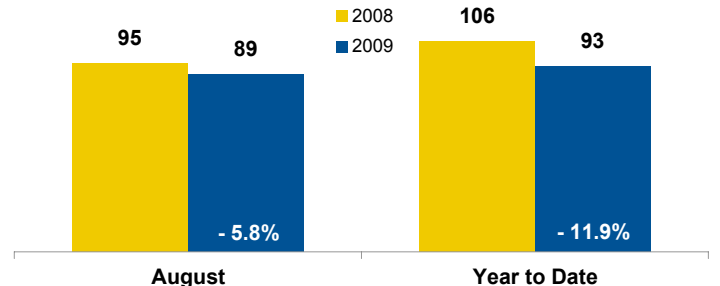
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Arapahoe County

### August

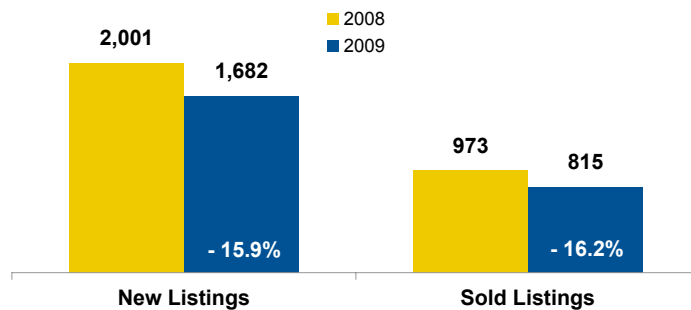
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2,001	1,682	- 15.9%	17,139	13,351	- 22.1%
Sold Listings	973	815	- 16.2%	6,990	5,727	- 18.1%
Median Sold Price*	\$180,250	\$188,850	+ 4.8%	\$182,000	\$179,500	- 1.4%
Average Sold Price*	\$248,891	\$237,218	- 4.7%	\$221,527	\$245,339	+ 10.7%
Percent of Sold Price to List Price*	98.0%	98.4%	+ 0.5%	97.4%	97.9%	+ 0.6%
Total Days on Market	95	90	- 6.0%	99	95	- 4.1%
Active Listings	NA	3,414	--	--	--	--

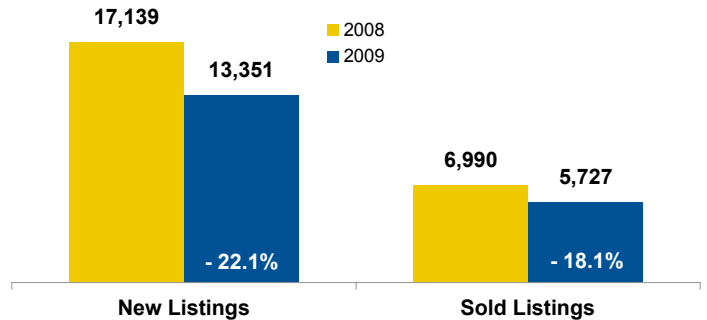
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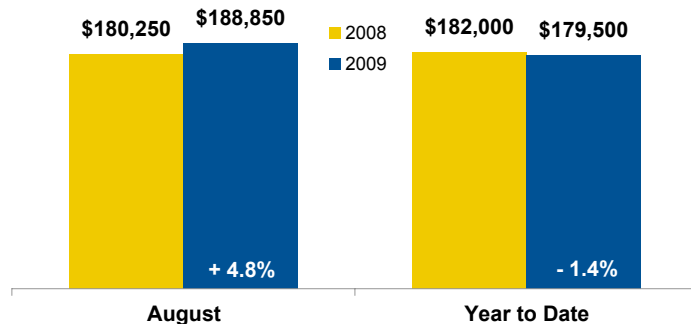
#### Activity—Most Recent Month



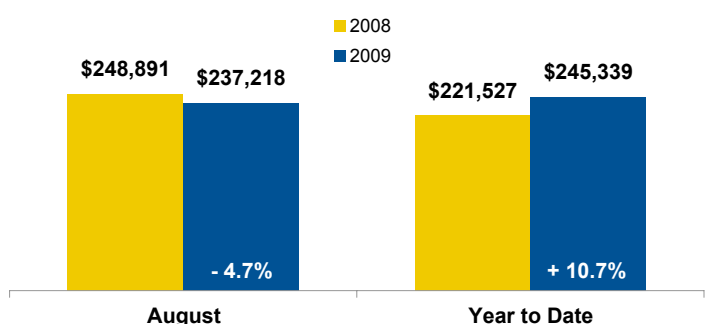
#### Activity—Year to Date



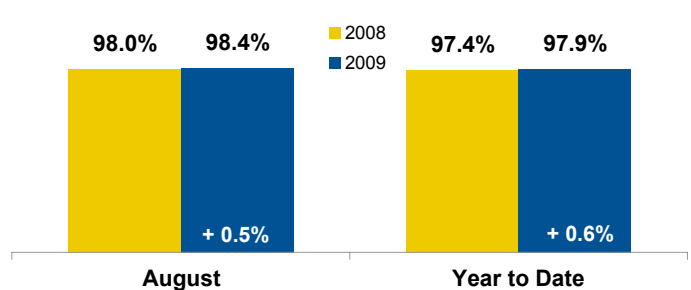
#### Median Sold Price\*



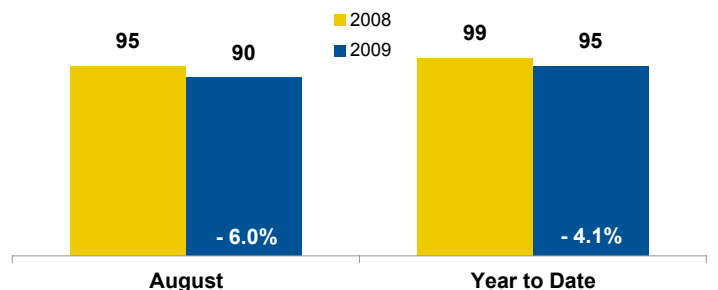
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Boulder County

### August

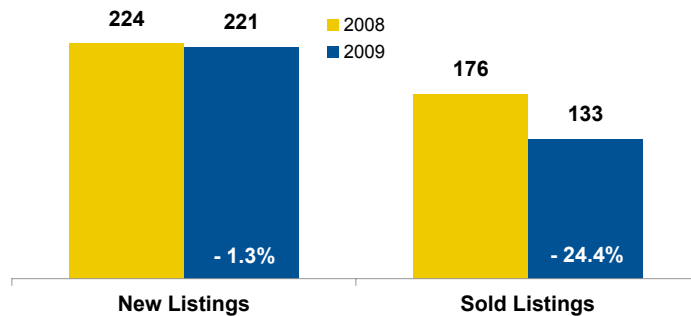
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	224	221	- 1.3%	2,253	1,921	- 14.7%
Sold Listings	176	133	- 24.4%	1,144	885	- 22.6%
Median Sold Price*	\$287,500	\$308,250	+ 7.2%	\$293,500	\$277,500	- 5.5%
Average Sold Price*	\$336,856	\$337,896	+ 0.3%	\$338,051	\$356,494	+ 5.5%
Percent of Sold Price to List Price*	97.4%	96.9%	- 0.5%	97.0%	96.8%	- 0.2%
Total Days on Market	122	78	- 36.0%	106	98	- 7.2%
Active Listings	NA	794	--	--	--	--

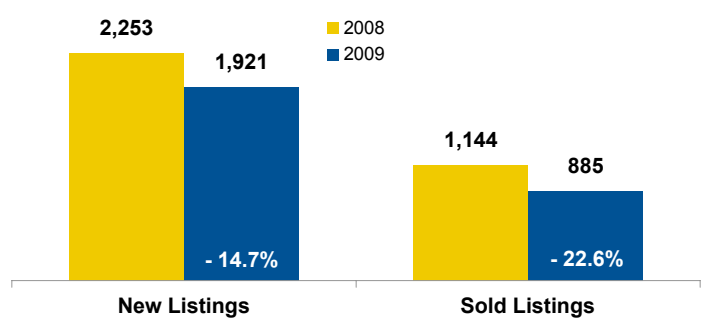
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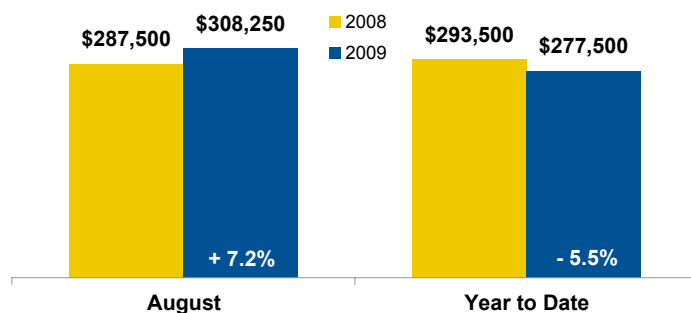
#### Activity—Most Recent Month



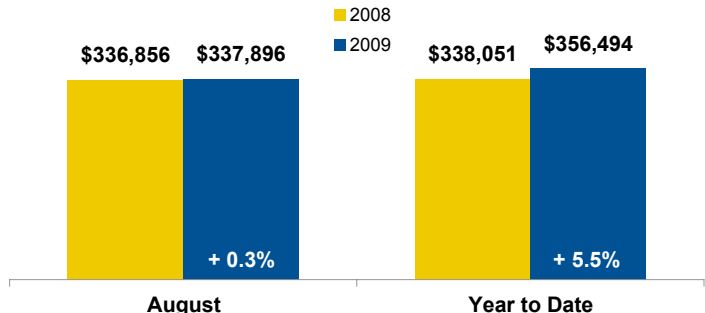
#### Activity—Year to Date



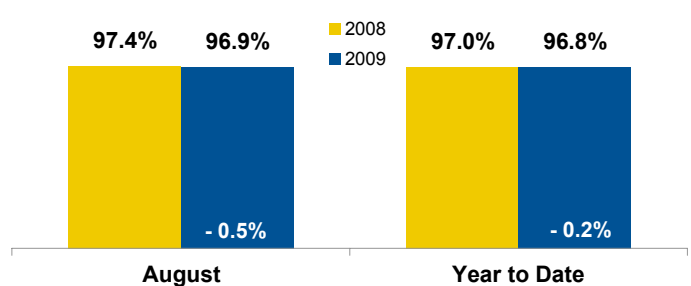
#### Median Sold Price\*



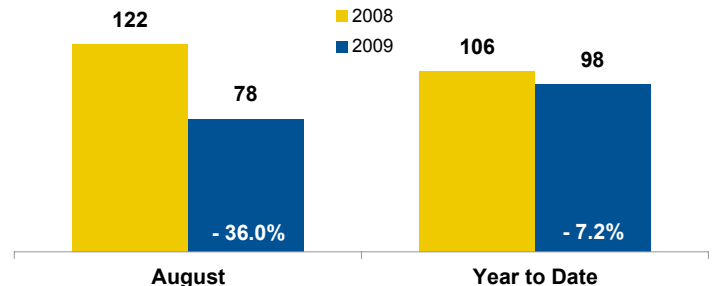
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Broomfield County

### August

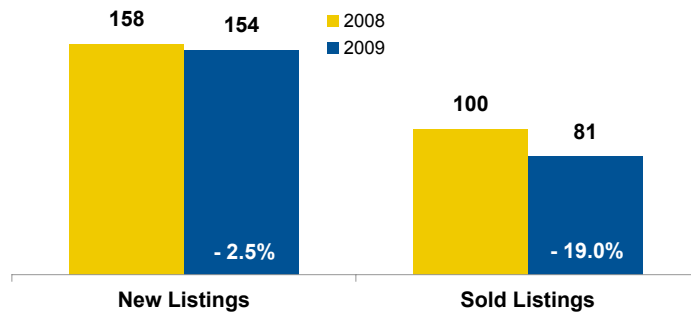
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	158	154	- 2.5%	1,435	1,301	- 9.3%
Sold Listings	100	81	- 19.0%	581	540	- 7.1%
Median Sold Price*	\$269,000	\$262,000	- 2.6%	\$265,000	\$262,000	- 1.1%
Average Sold Price*	\$357,040	\$283,007	- 20.7%	\$288,048	\$334,324	+ 16.1%
Percent of Sold Price to List Price*	98.2%	97.5%	- 0.7%	97.5%	97.3%	- 0.2%
Total Days on Market	99	82	- 17.0%	102	96	- 5.8%
Active Listings	NA	354	--	--	--	--

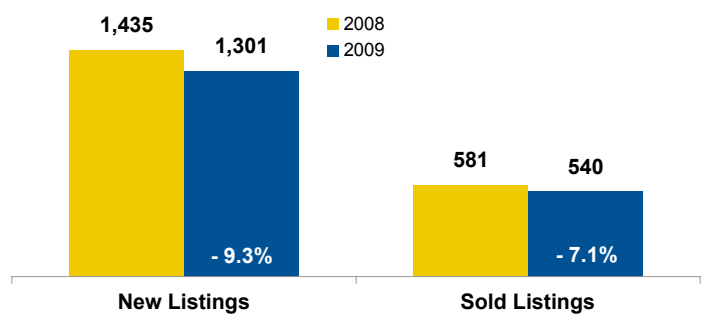
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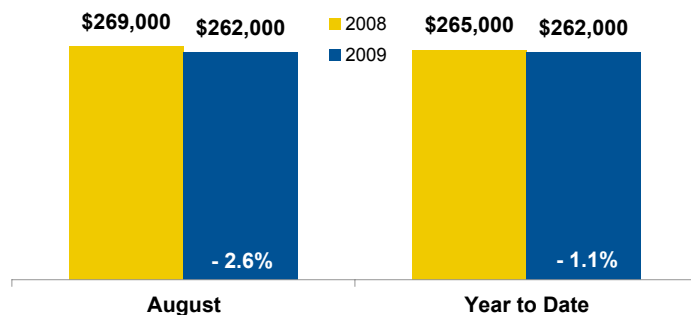
#### Activity—Most Recent Month



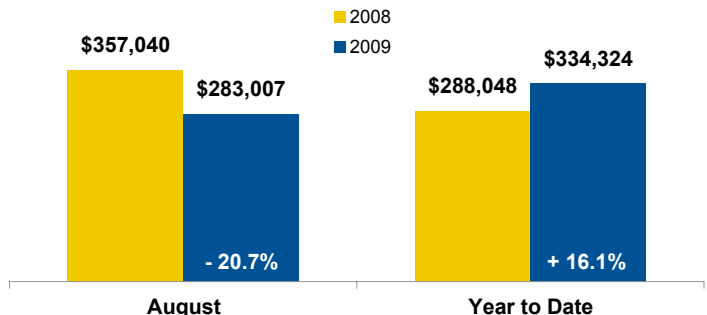
#### Activity—Year to Date



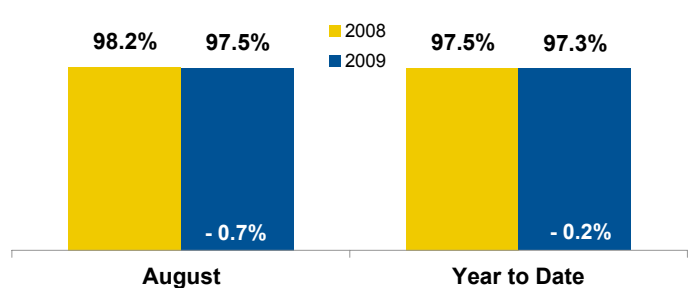
#### Median Sold Price\*



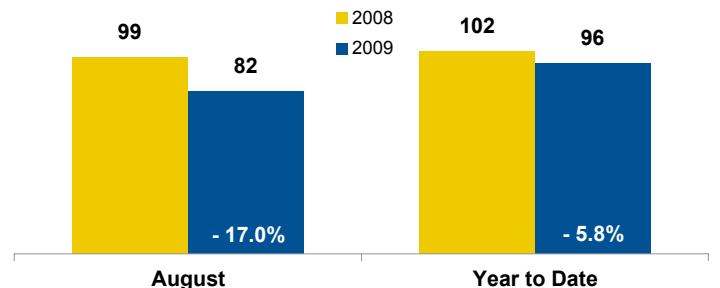
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Clear Creek County

### August

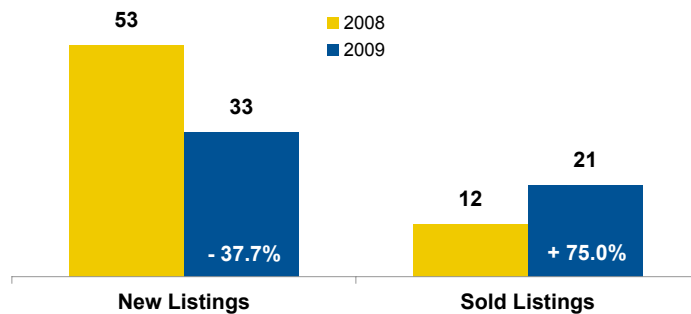
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	53	33	- 37.7%	368	317	- 13.9%
Sold Listings	12	21	+ 75.0%	92	90	- 2.2%
Median Sold Price*	\$143,000	\$199,450	+ 39.5%	\$244,550	\$223,000	- 8.8%
Average Sold Price*	\$204,312	\$222,398	+ 8.9%	\$289,446	\$259,361	- 10.4%
Percent of Sold Price to List Price*	97.2%	98.3%	+ 1.1%	96.6%	94.6%	- 2.0%
Total Days on Market	168	207	+ 23.5%	136	165	+ 21.4%
Active Listings	NA	216	--	--	--	--

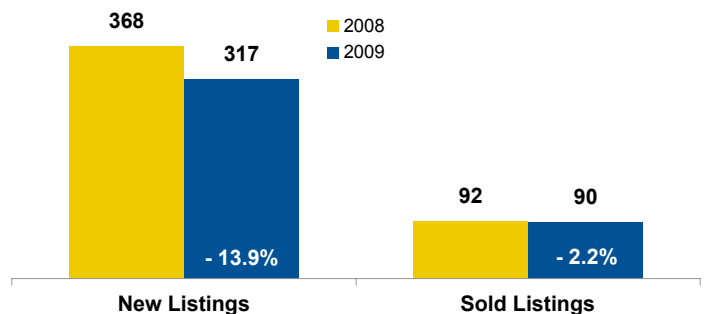
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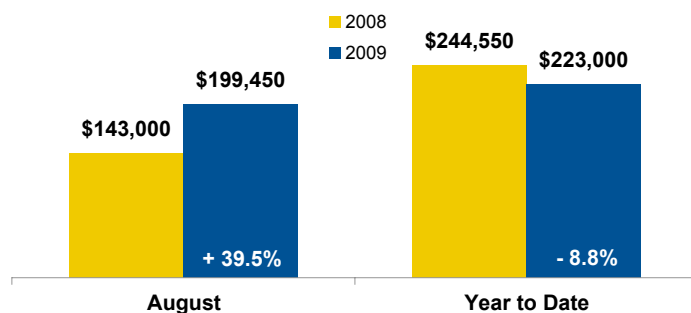
#### Activity—Most Recent Month



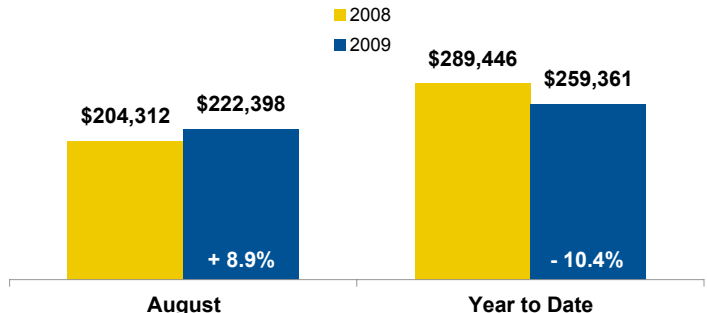
#### Activity—Year to Date



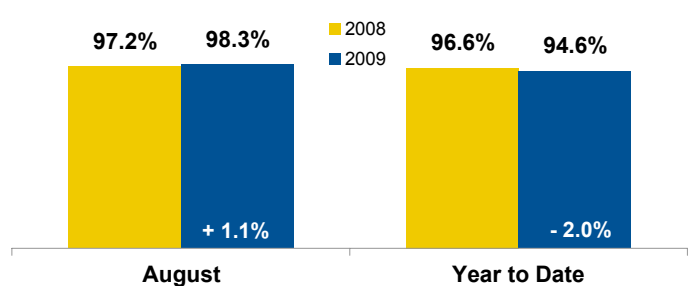
#### Median Sold Price\*



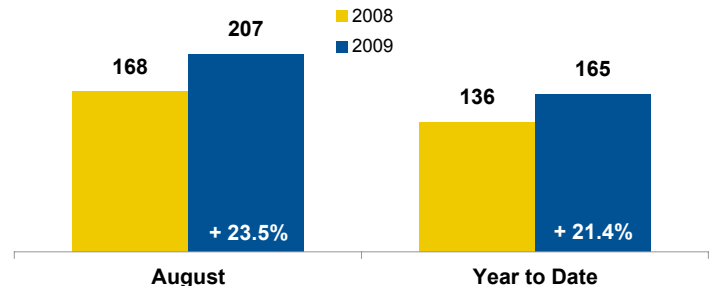
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Denver County

### August

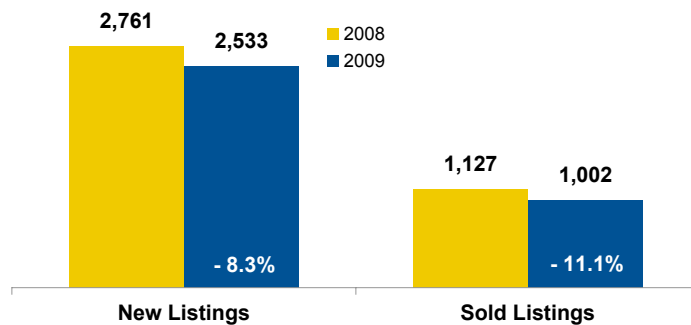
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2,761	2,533	- 8.3%	24,627	20,517	- 16.7%
Sold Listings	1,127	1,002	- 11.1%	8,341	7,137	- 14.4%
Median Sold Price*	\$180,000	\$185,000	+ 2.8%	\$183,000	\$175,000	- 4.4%
Average Sold Price*	\$257,695	\$247,761	- 3.9%	\$245,976	\$266,631	+ 8.4%
Percent of Sold Price to List Price*	98.0%	98.8%	+ 0.9%	97.4%	98.2%	+ 0.8%
Total Days on Market	98	89	- 9.1%	102	98	- 4.2%
Active Listings	NA	5,469	--	--	--	--

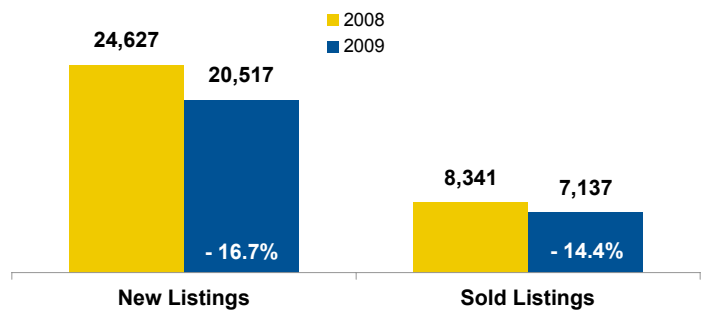
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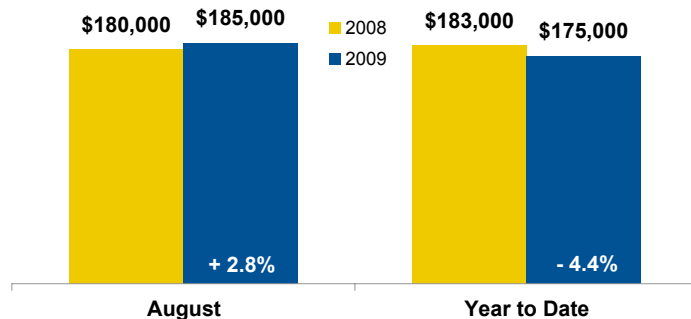
#### Activity—Most Recent Month



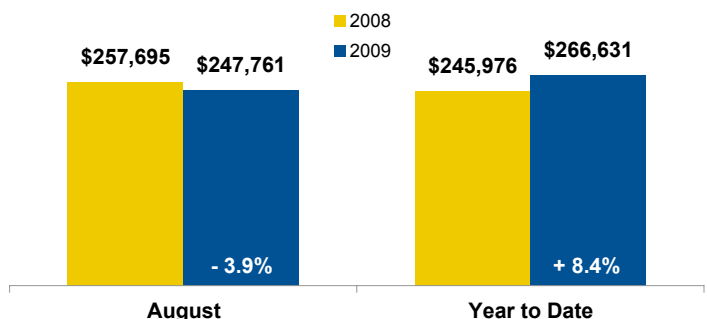
#### Activity—Year to Date



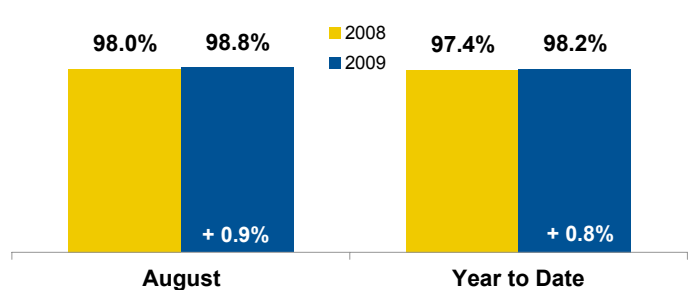
#### Median Sold Price\*



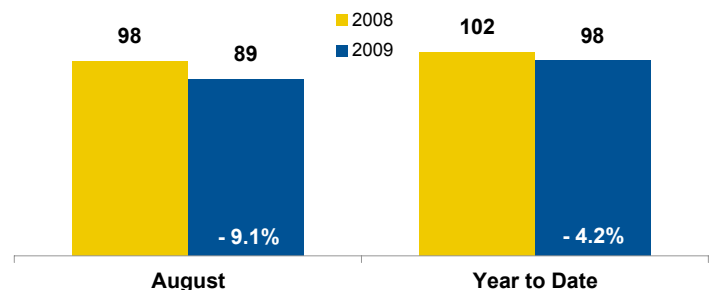
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Douglas County

### August

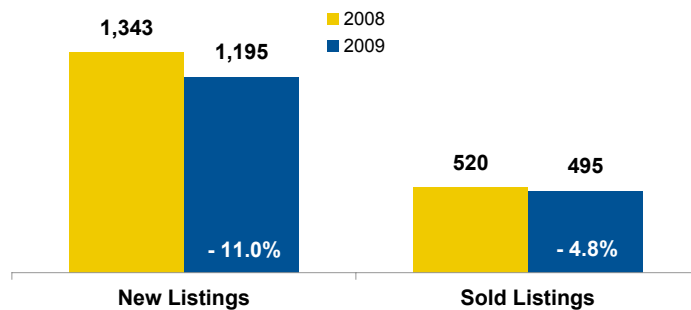
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,343	1,195	- 11.0%	11,921	10,132	- 15.0%
Sold Listings	520	495	- 4.8%	3,938	3,268	- 17.0%
Median Sold Price*	\$305,000	\$289,999	- 4.9%	\$297,000	\$285,000	- 4.0%
Average Sold Price*	\$369,137	\$327,016	- 11.4%	\$343,190	\$353,241	+ 2.9%
Percent of Sold Price to List Price*	97.6%	97.5%	- 0.1%	97.6%	97.3%	- 0.3%
Total Days on Market	98	112	+ 14.3%	99	114	+ 14.7%
Active Listings	NA	3,117	--	--	--	--

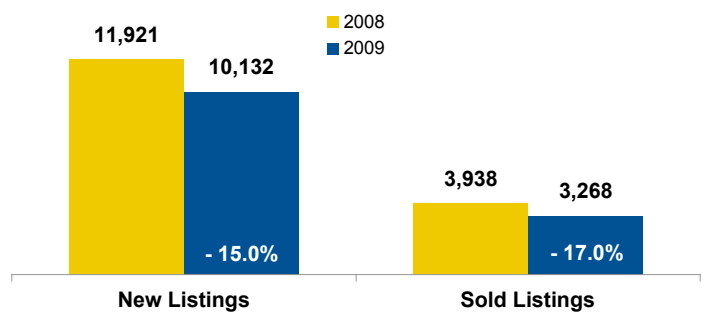
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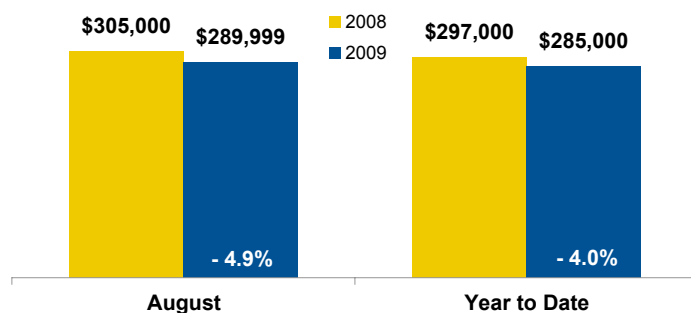
#### Activity—Most Recent Month



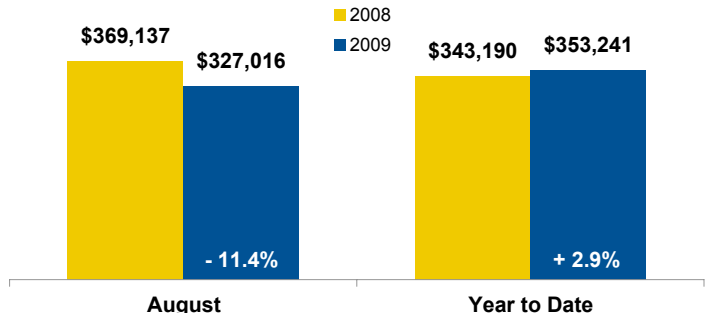
#### Activity—Year to Date



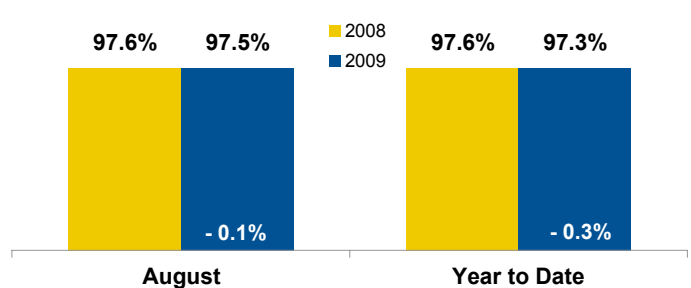
#### Median Sold Price\*



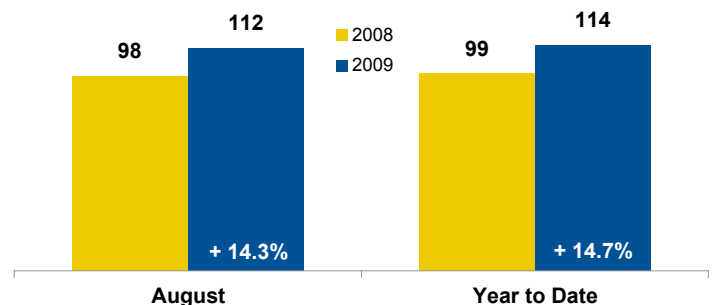
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Elbert County

### August

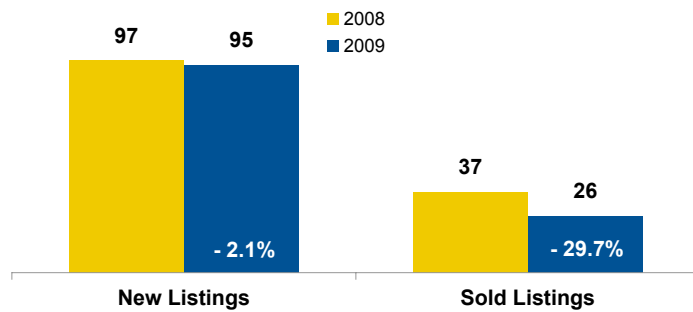
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	97	95	- 2.1%	886	649	- 26.7%
Sold Listings	37	26	- 29.7%	235	211	- 10.2%
Median Sold Price*	\$235,000	\$255,000	+ 8.5%	\$275,000	\$276,500	+ 0.5%
Average Sold Price*	\$268,473	\$306,204	+ 14.1%	\$268,844	\$322,211	+ 19.9%
Percent of Sold Price to List Price*	97.0%	97.3%	+ 0.3%	96.7%	96.0%	- 0.7%
Total Days on Market	138	223	+ 61.7%	138	144	+ 4.1%
Active Listings	NA	334	--	--	--	--

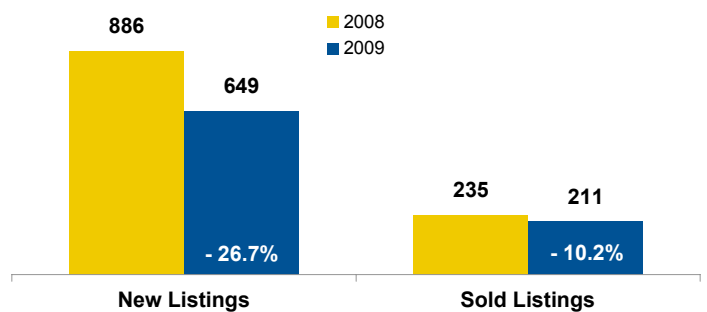
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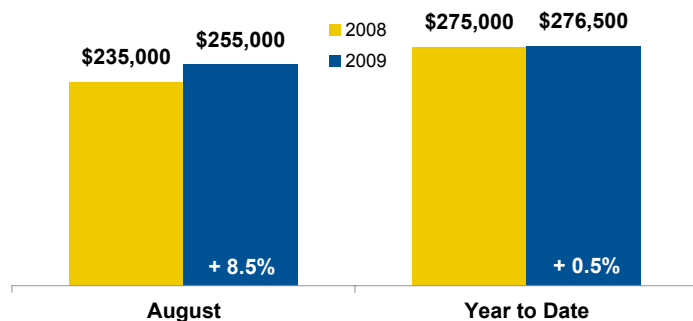
#### Activity—Most Recent Month



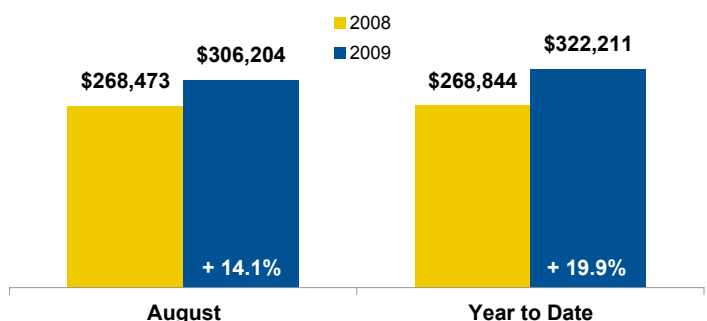
#### Activity—Year to Date



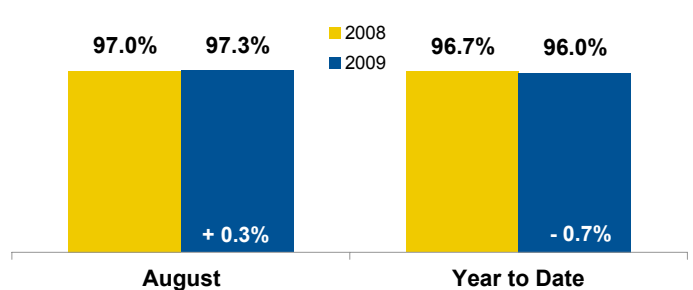
#### Median Sold Price\*



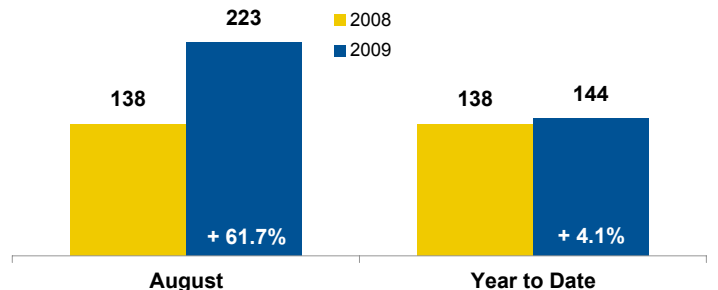
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## El Paso County

### August

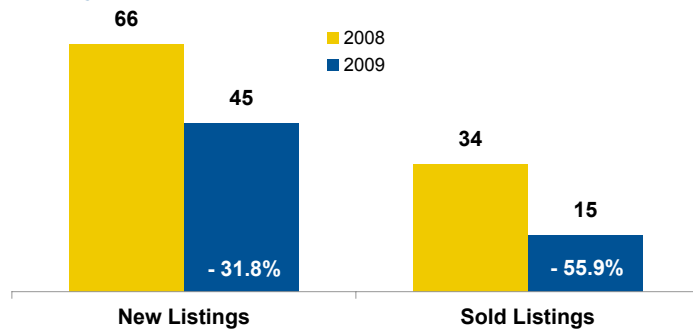
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	66	45	- 31.8%	633	433	- 31.6%
Sold Listings	34	15	- 55.9%	216	122	- 43.5%
Median Sold Price*	\$282,500	\$205,000	- 27.4%	\$241,164	\$224,500	- 6.9%
Average Sold Price*	\$315,976	\$286,599	- 9.3%	\$246,415	\$322,817	+ 31.0%
Percent of Sold Price to List Price*	97.4%	96.7%	- 0.7%	97.0%	95.6%	- 1.4%
Total Days on Market	110	70	- 36.7%	110	117	+ 6.1%
Active Listings	NA	268	--	--	--	--

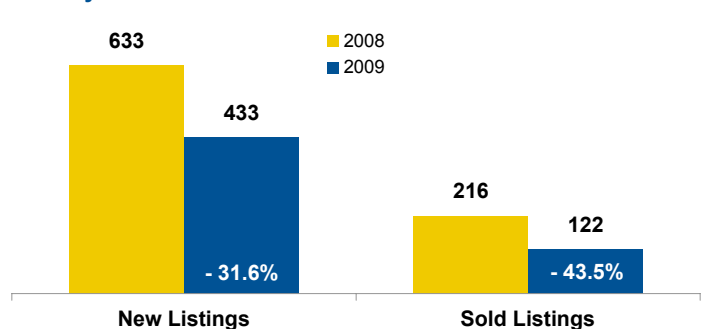
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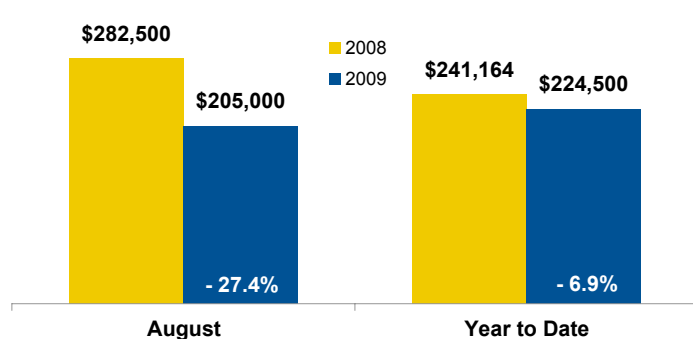
#### Activity—Most Recent Month



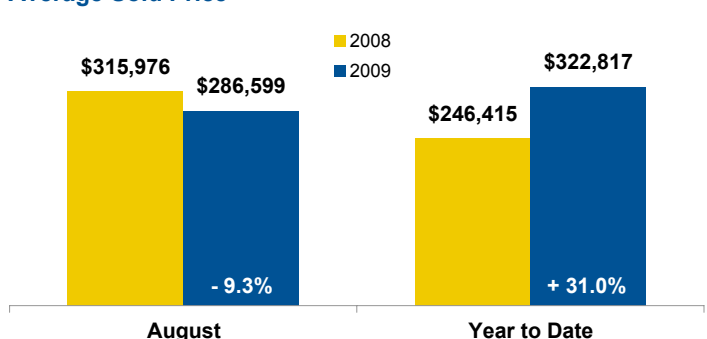
#### Activity—Year to Date



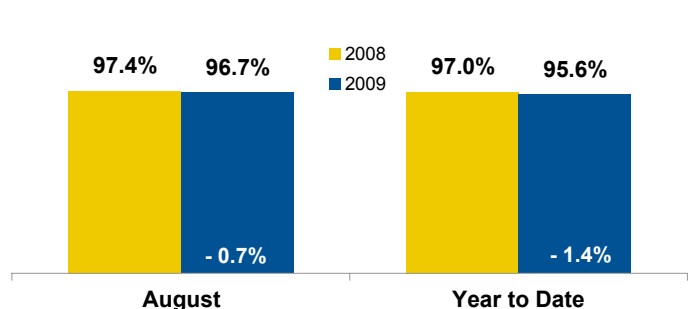
#### Median Sold Price\*



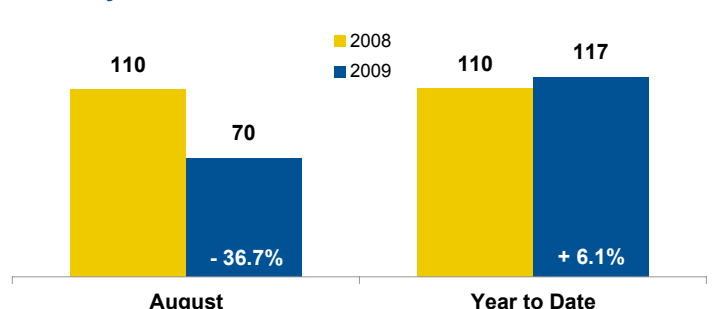
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Gilpin County

### August

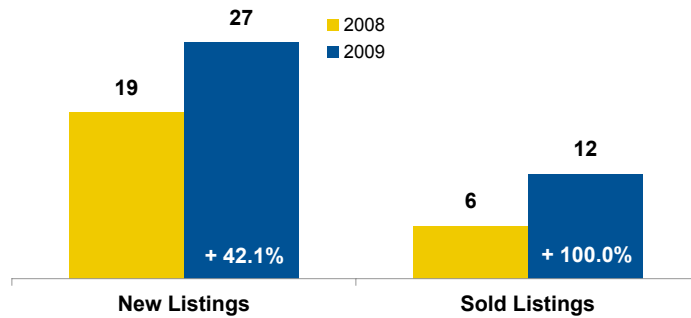
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	19	27	+ 42.1%	210	176	- 16.2%
Sold Listings	6	12	+ 100.0%	54	55	+ 1.9%
Median Sold Price*	\$278,250	\$190,500	- 31.5%	\$216,500	\$204,000	- 5.8%
Average Sold Price*	\$267,083	\$207,542	- 22.3%	\$222,367	\$250,818	+ 12.8%
Percent of Sold Price to List Price*	98.4%	90.7%	- 7.8%	96.4%	94.3%	- 2.2%
Total Days on Market	77	216	+ 179.6%	172	185	+ 7.2%
Active Listings	NA	136	--	--	--	--

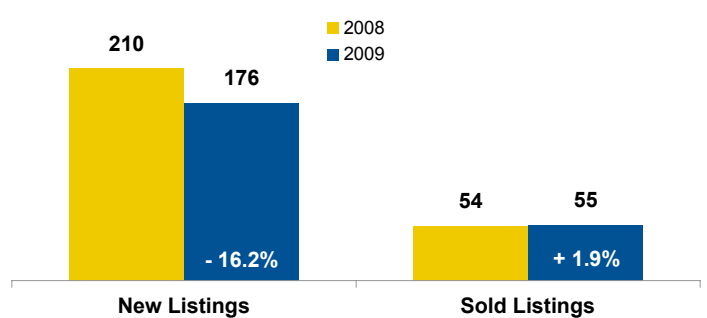
\*Does not account for sale concessions and/or down payment assistance.

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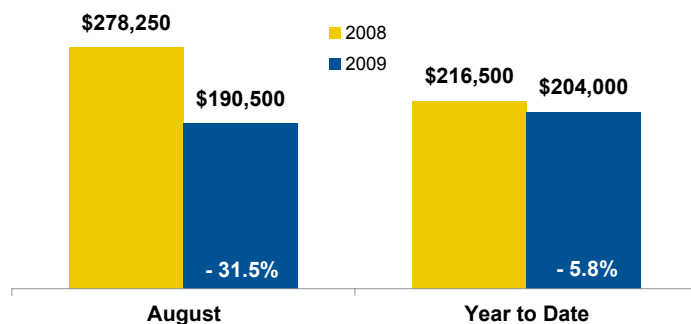
#### Activity—Most Recent Month



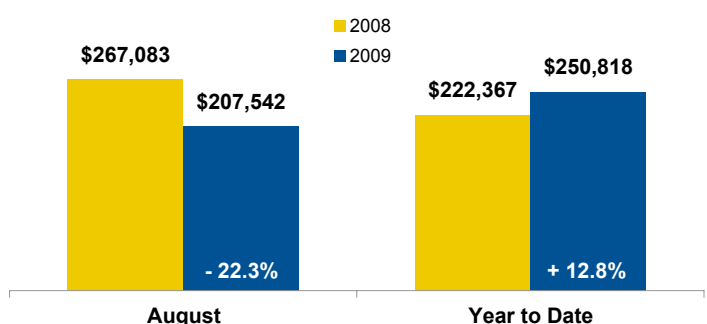
#### Activity—Year to Date



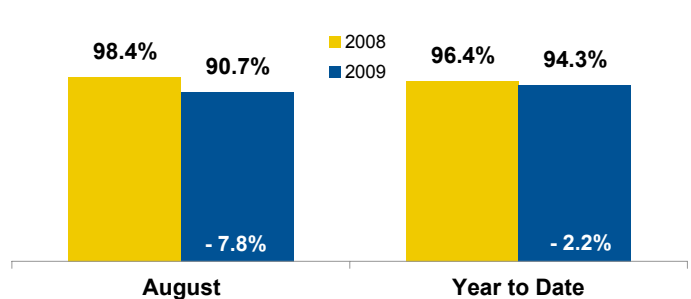
#### Median Sold Price\*



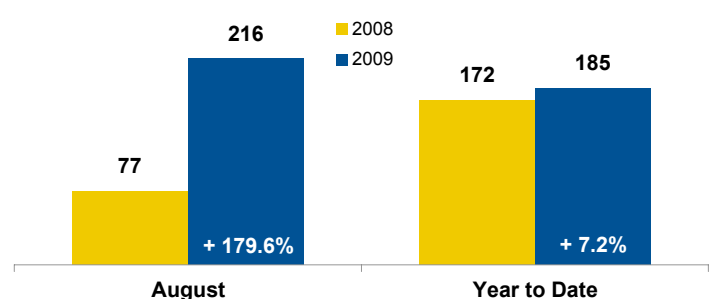
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Jefferson County

### August

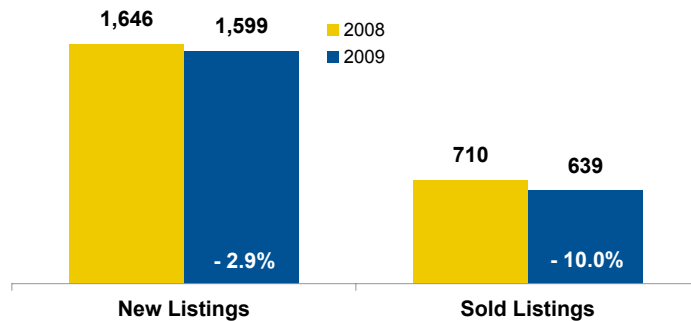
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,646	1,599	- 2.9%	13,898	12,141	- 12.6%
Sold Listings	710	639	- 10.0%	5,311	4,500	- 15.3%
Median Sold Price*	\$224,000	\$220,000	- 1.8%	\$225,000	\$215,000	- 4.4%
Average Sold Price*	\$270,173	\$261,737	- 3.1%	\$259,905	\$272,206	+ 4.7%
Percent of Sold Price to List Price*	98.0%	98.0%	+ 0.0%	97.7%	97.4%	- 0.3%
Total Days on Market	85	81	- 5.0%	99	97	- 2.2%
Active Listings	NA	3,551	--	--	--	--

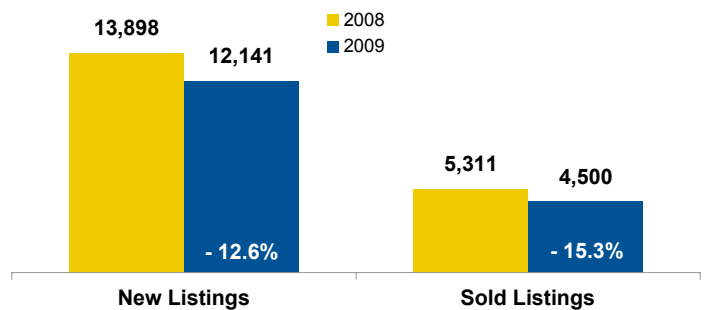
\*Does not account for sale concessions and/or down payment assistance.

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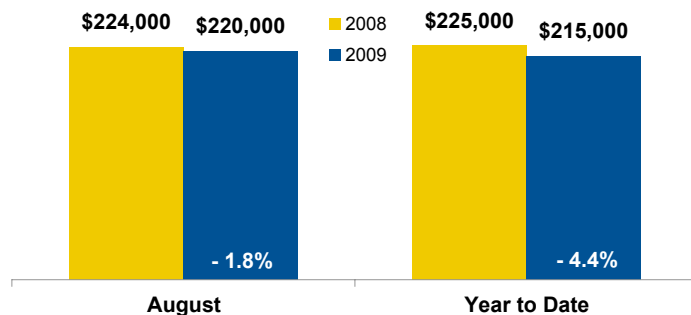
#### Activity—Most Recent Month



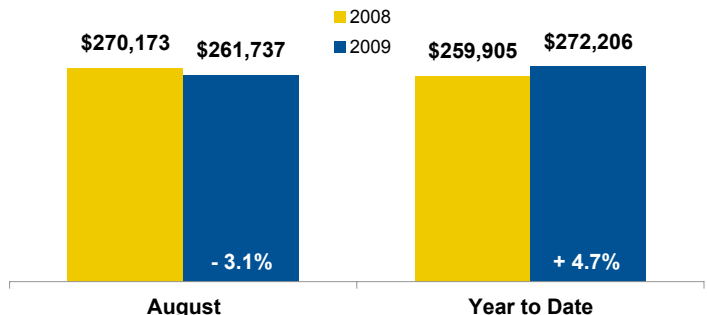
#### Activity—Year to Date



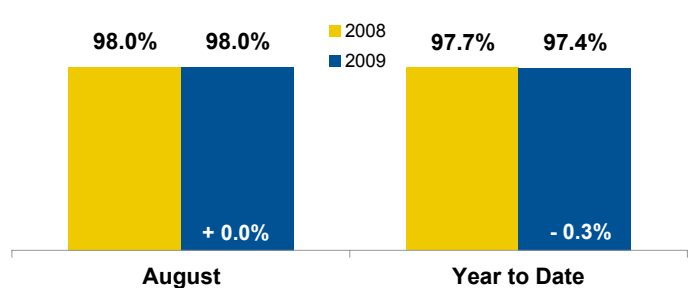
#### Median Sold Price\*



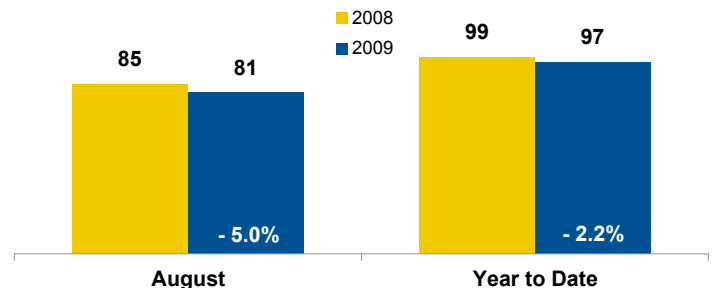
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Larimer County

### August

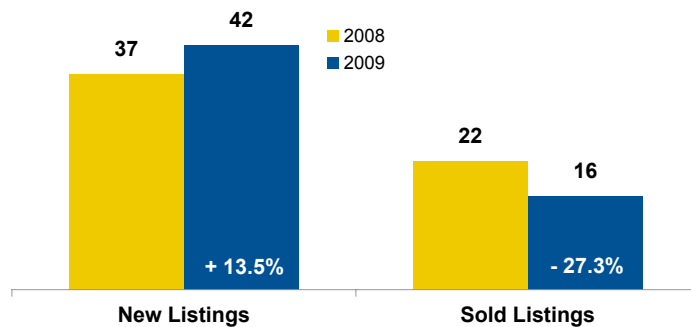
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	37	42	+ 13.5%	390	301	- 22.8%
Sold Listings	22	16	- 27.3%	144	118	- 18.1%
Median Sold Price*	\$295,750	\$235,000	- 20.5%	\$223,000	\$213,750	- 4.1%
Average Sold Price*	\$341,909	\$275,652	- 19.4%	\$283,090	\$276,754	- 2.2%
Percent of Sold Price to List Price*	94.7%	97.3%	+ 2.7%	95.5%	96.5%	+ 1.1%
Total Days on Market	126	78	- 38.0%	119	117	- 1.9%
Active Listings	NA	170	--	--	--	--

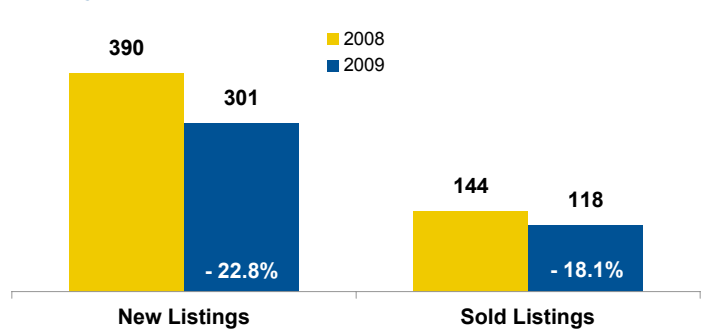
\*Does not account for sale concessions and/or down payment assistance.

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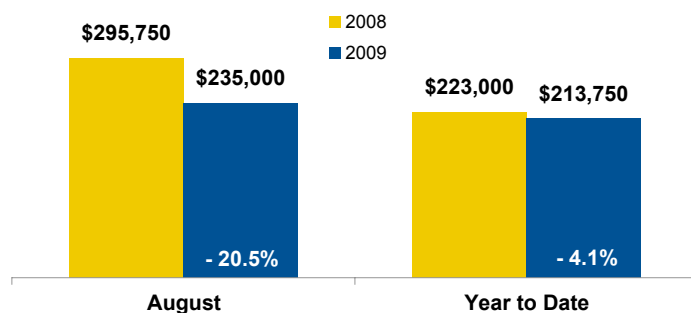
#### Activity—Most Recent Month



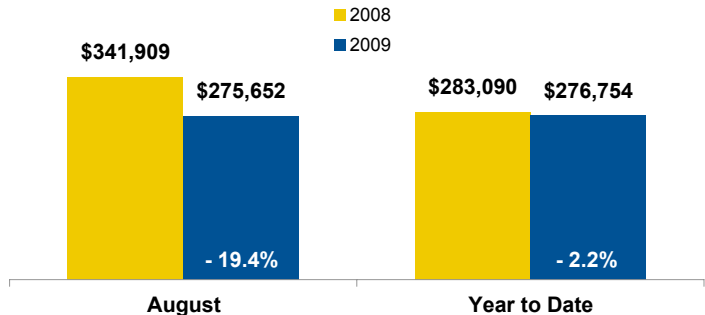
#### Activity—Year to Date



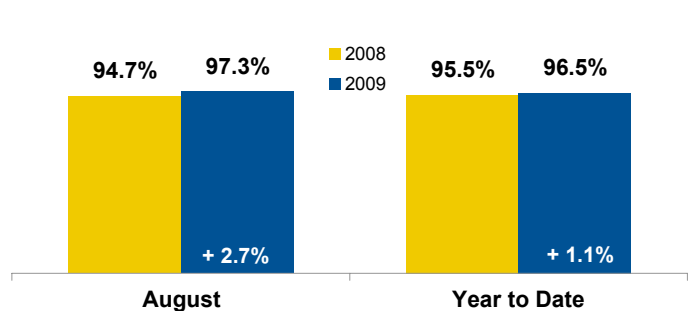
#### Median Sold Price\*



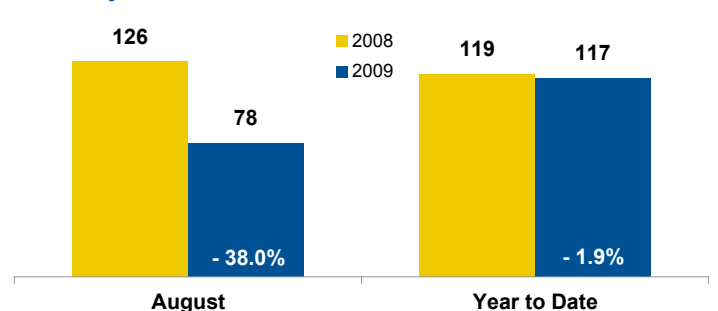
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Morgan County

### August

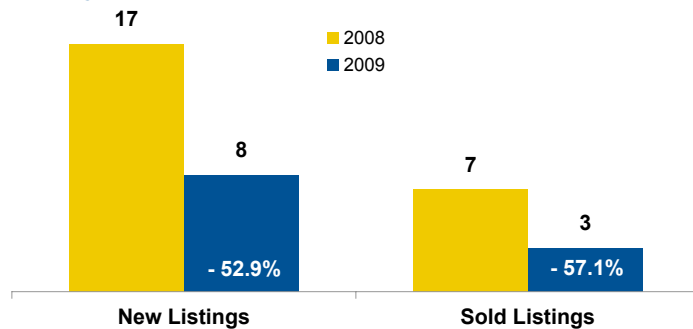
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	17	8	- 52.9%	124	46	- 62.9%
Sold Listings	7	3	- 57.1%	45	19	- 57.8%
Median Sold Price*	\$106,000	<b>\$175,000</b>	+ 65.1%	\$140,000	<b>\$145,000</b>	+ 3.6%
Average Sold Price*	\$115,500	<b>\$175,000</b>	+ 51.5%	\$162,458	<b>\$175,353</b>	+ 7.9%
Percent of Sold Price to List Price*	95.4%	<b>92.2%</b>	- 3.4%	94.9%	<b>91.2%</b>	- 3.9%
Total Days on Market	110	<b>156</b>	+ 42.4%	117	<b>157</b>	+ 34.2%
Active Listings	NA	<b>48</b>	--	--	--	--

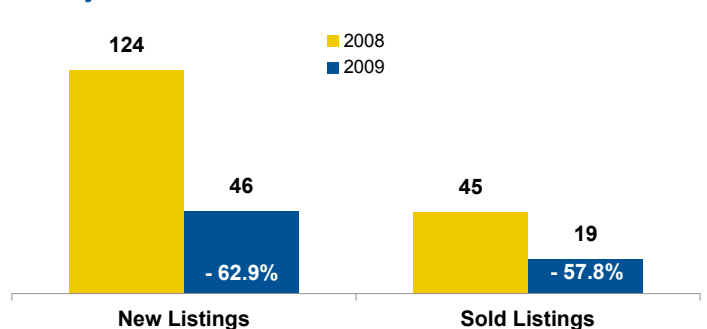
\*Does not account for sale concessions and/or down payment assistance.

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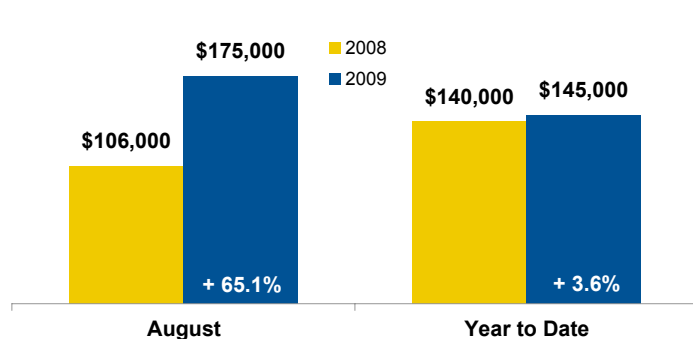
#### Activity—Most Recent Month



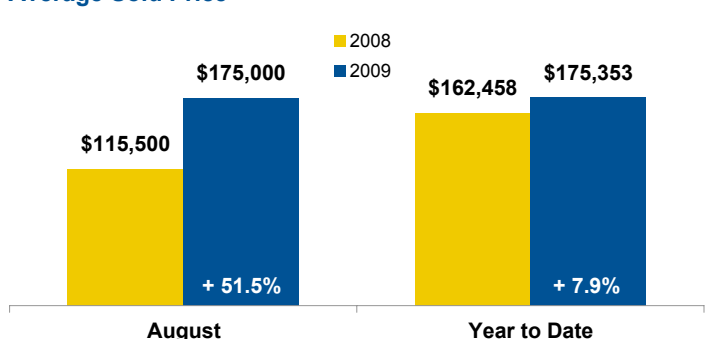
#### Activity—Year to Date



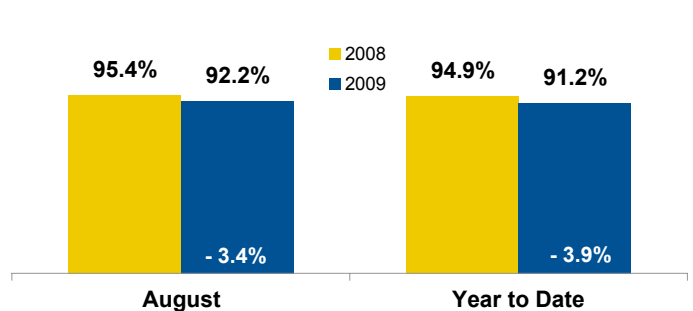
#### Median Sold Price\*



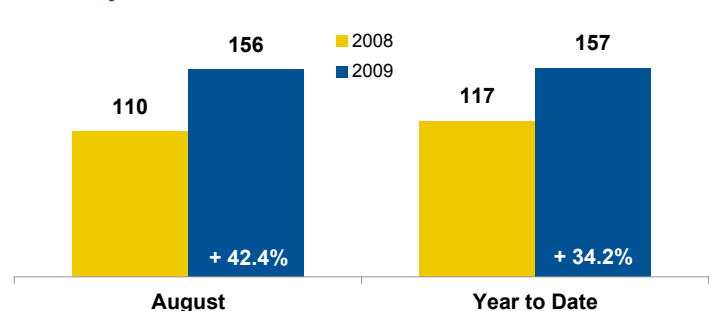
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Park County

### August

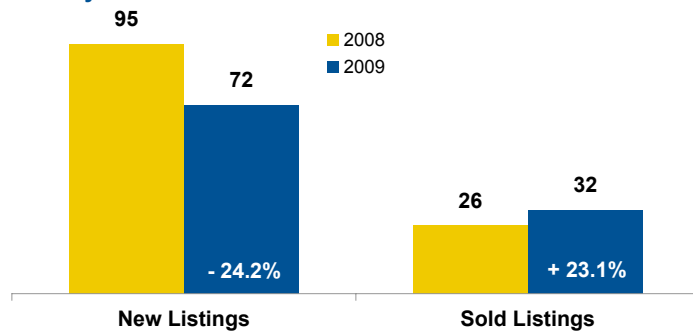
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	95	72	- 24.2%	675	579	- 14.2%
Sold Listings	26	32	+ 23.1%	204	162	- 20.6%
Median Sold Price*	\$230,750	\$178,500	- 22.6%	\$217,500	\$169,250	- 22.2%
Average Sold Price*	\$239,492	\$198,874	- 17.0%	\$219,105	\$198,067	- 9.6%
Percent of Sold Price to List Price*	96.5%	94.2%	- 2.4%	95.8%	95.0%	- 0.9%
Total Days on Market	233	156	- 33.2%	177	163	- 7.7%
Active Listings	NA	402	--	--	--	--

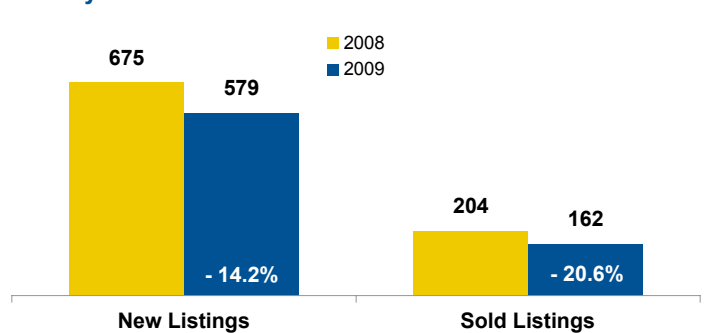
\*Does not account for sale concessions and/or down payment assistance.

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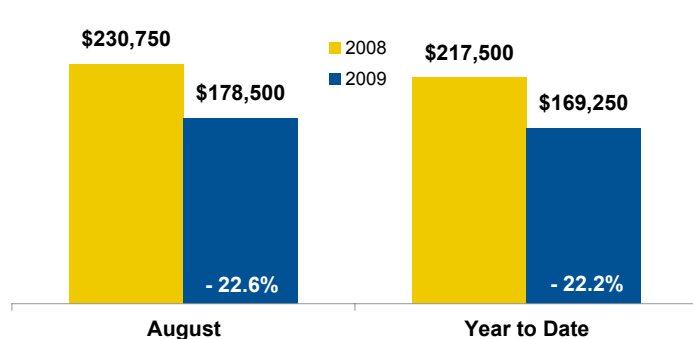
#### Activity—Most Recent Month



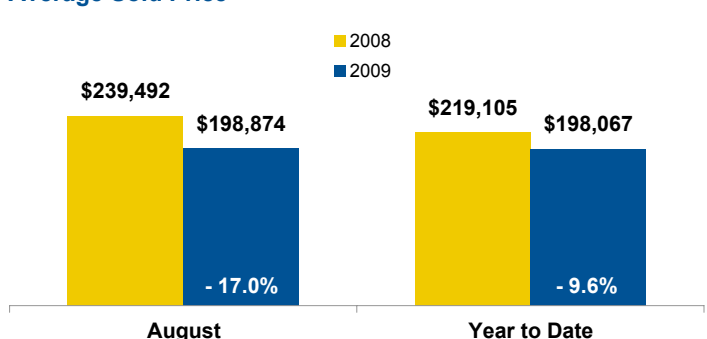
#### Activity—Year to Date



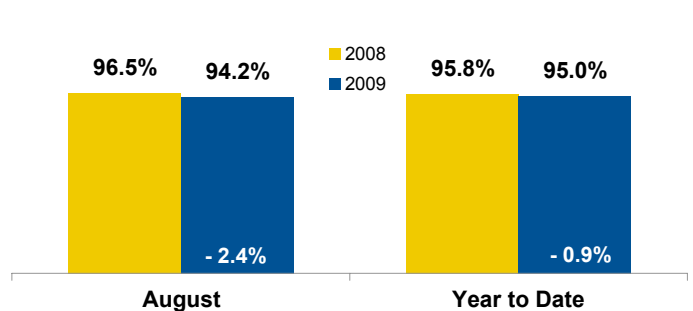
#### Median Sold Price\*



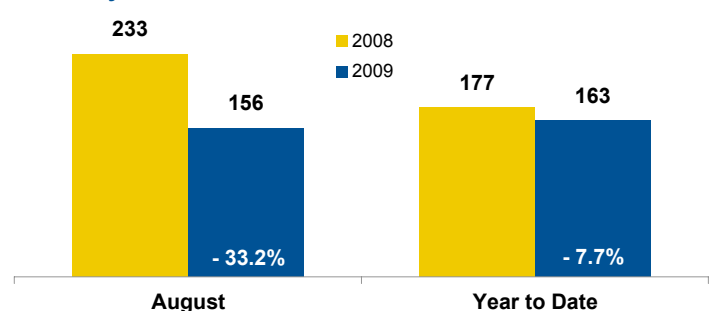
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Summit County

### August

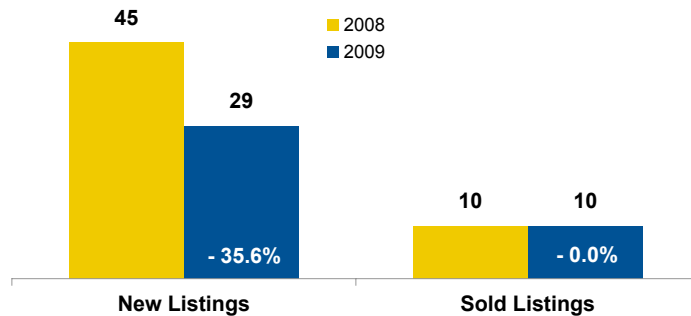
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	45	29	- 35.6%	290	274	- 5.5%
Sold Listings	10	10	- 0.0%	72	58	- 19.4%
Median Sold Price*	\$314,000	<b>\$615,000</b>	+ 95.9%	\$410,500	<b>\$397,500</b>	- 3.2%
Average Sold Price*	\$391,115	<b>\$615,643</b>	+ 57.4%	\$407,007	<b>\$617,524</b>	+ 51.7%
Percent of Sold Price to List Price*	96.3%	<b>94.9%</b>	- 1.5%	96.8%	<b>94.0%</b>	- 2.9%
Total Days on Market	131	<b>221</b>	+ 68.9%	91	<b>164</b>	+ 80.1%
Active Listings	NA	<b>230</b>	--	--	--	--

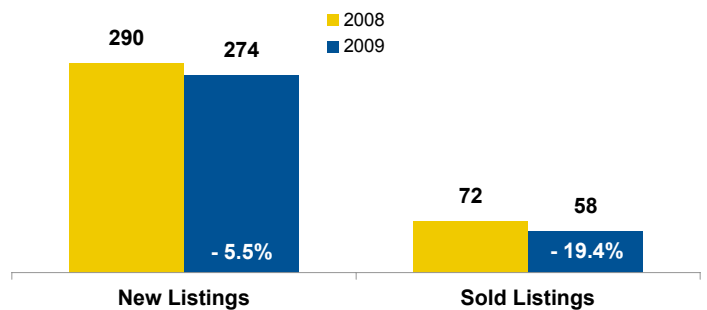
\*Does not account for sale concessions and/or down payment assistance.

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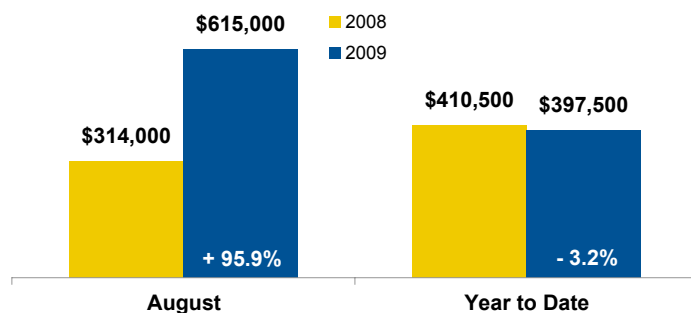
#### Activity—Most Recent Month



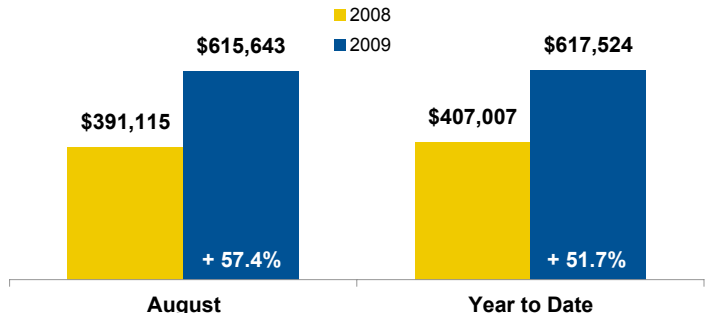
#### Activity—Year to Date



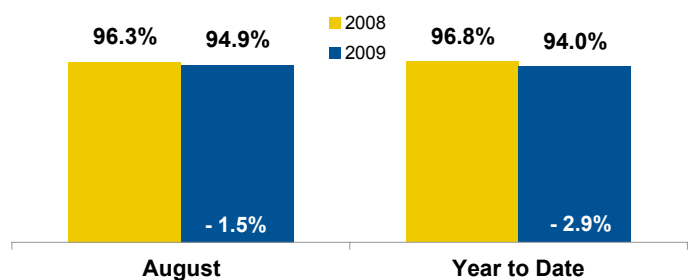
#### Median Sold Price\*



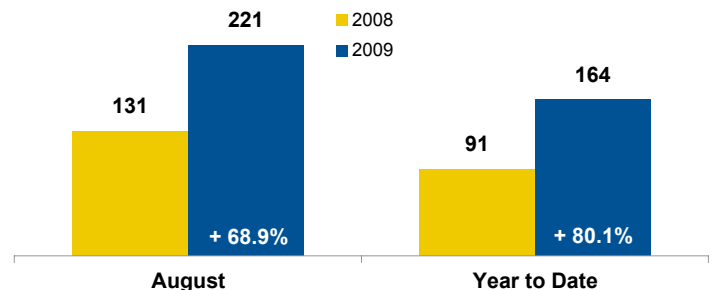
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Teller County

### August

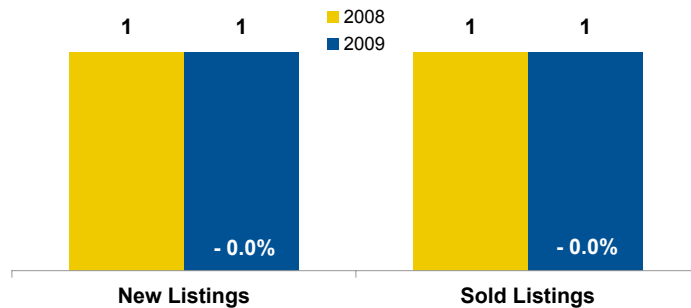
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1	1	- 0.0%	48	24	- 50.0%
Sold Listings	1	1	- 0.0%	6	3	- 50.0%
Median Sold Price*	\$89,000	<b>\$196,000</b>	+ 120.2%	\$152,450	<b>\$165,000</b>	+ 8.2%
Average Sold Price*	\$89,000	<b>\$196,000</b>	+ 120.2%	\$109,656	<b>\$170,333</b>	+ 55.3%
Percent of Sold Price to List Price*	89.1%	<b>95.7%</b>	+ 7.4%	95.7%	<b>93.6%</b>	- 2.2%
Total Days on Market	195	<b>486</b>	+ 149.2%	67	<b>229</b>	+ 240.6%
Active Listings	NA	<b>18</b>	--	--	--	--

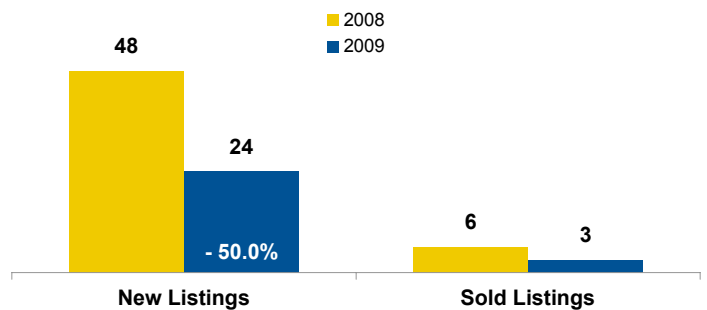
\*Does not account for sale concessions and/or down payment assistance.

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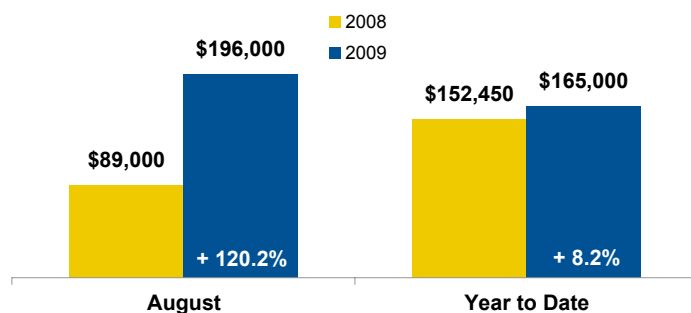
#### Activity—Most Recent Month



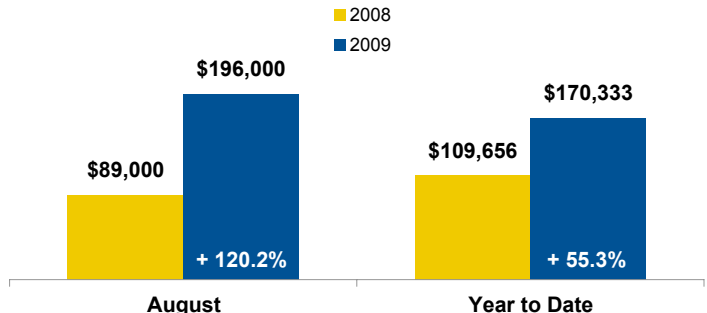
#### Activity—Year to Date



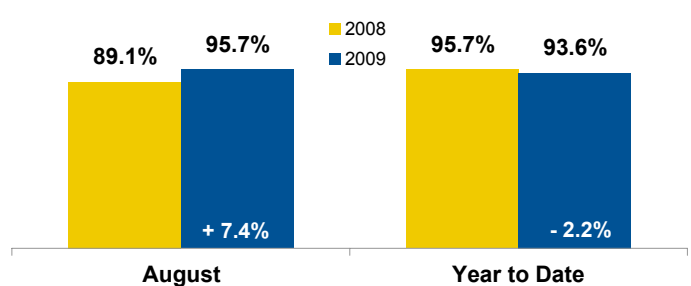
#### Median Sold Price\*



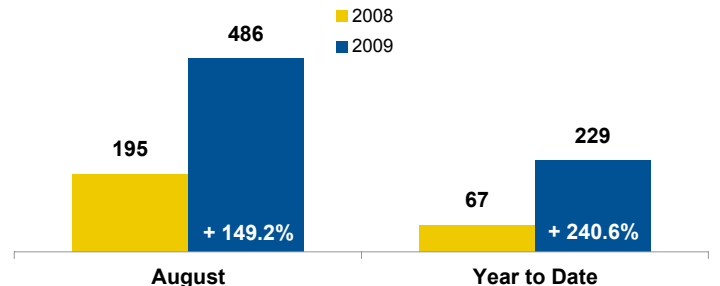
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Weld County

### August

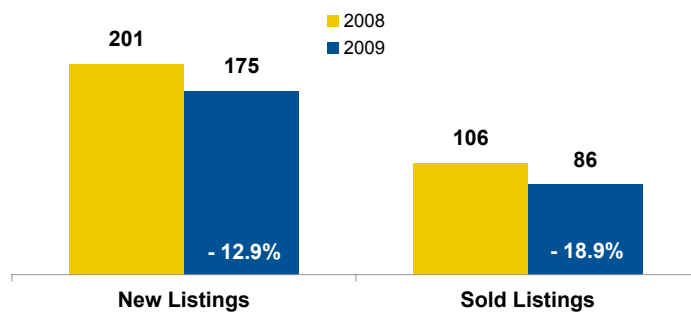
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	201	175	- 12.9%	1,873	1,429	- 23.7%
Sold Listings	106	86	- 18.9%	819	680	- 17.0%
Median Sold Price*	\$209,450	\$193,000	- 7.9%	\$206,300	\$175,000	- 15.2%
Average Sold Price*	\$219,532	\$210,771	- 4.0%	\$211,209	\$219,848	+ 4.1%
Percent of Sold Price to List Price*	97.0%	97.2%	+ 0.2%	97.1%	97.8%	+ 0.7%
Total Days on Market	117	87	- 25.6%	119	104	- 12.4%
Active Listings	NA	582	--	--	--	--

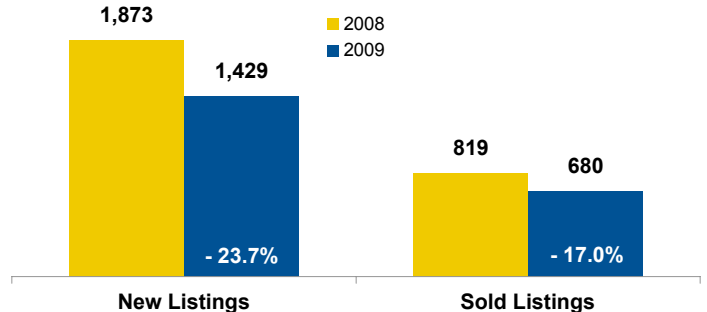
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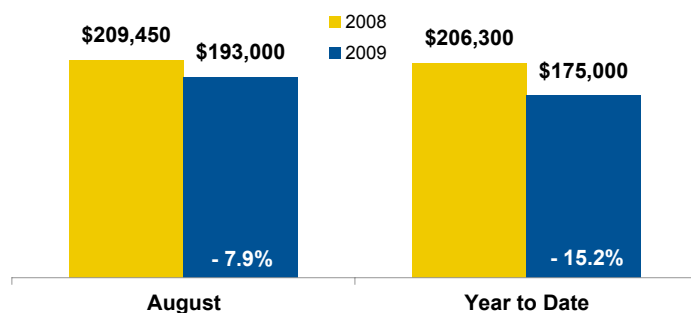
#### Activity—Most Recent Month



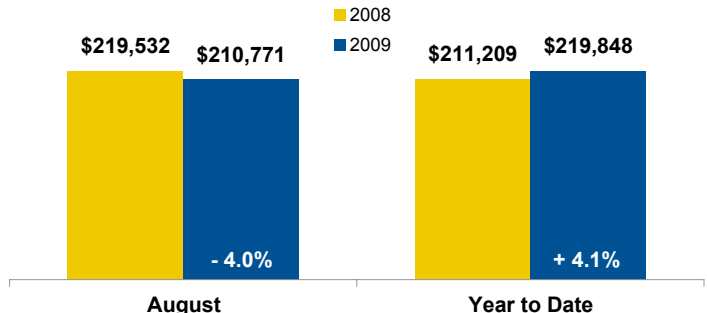
#### Activity—Year to Date



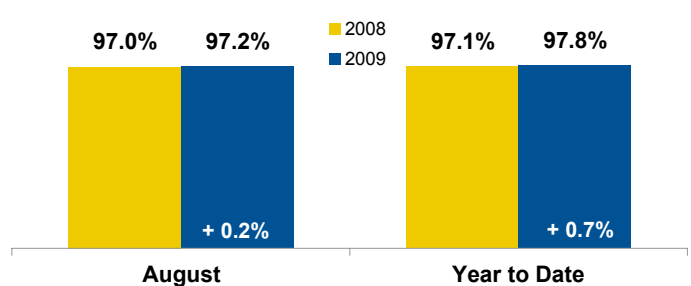
#### Median Sold Price\*



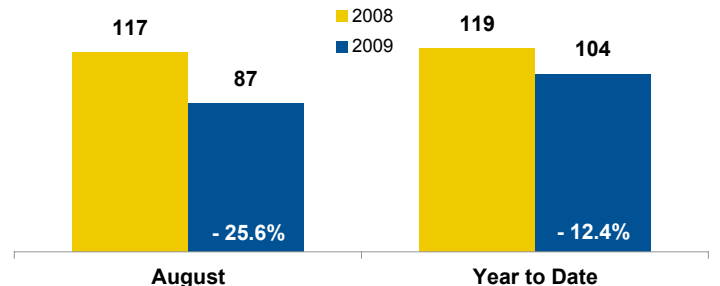
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Denver-Aurora MSA

Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

### August

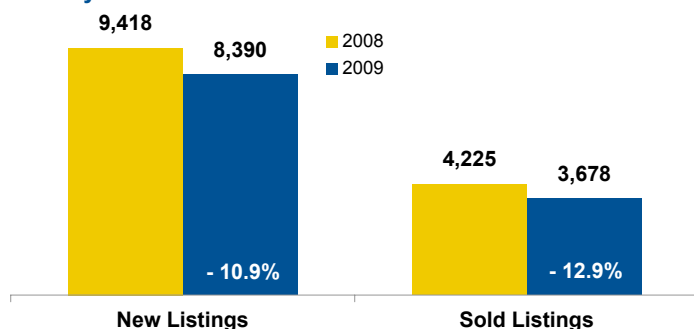
### Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	9,418	8,390	- 10.9%	82,215	67,311	- 18.1%
<b>Sold Listings</b>	4,225	3,678	- 12.9%	31,017	26,076	- 15.9%
<b>Median Sold Price*</b>	\$205,000	\$208,000	+ 1.5%	\$205,000	\$195,000	- 4.9%
<b>Average Sold Price*</b>	\$259,225	\$248,681	- 4.1%	\$241,570	\$318,658	+ 31.9%
<b>Percent of Sold Price to List Price*</b>	98.0%	98.6%	+ 0.6%	97.5%	95.6%	- 2.0%
<b>Total Days on Market</b>	96	93	- 2.8%	102	100	- 2.7%
<b>Active Listings</b>	NA	18,940	--	--	--	--

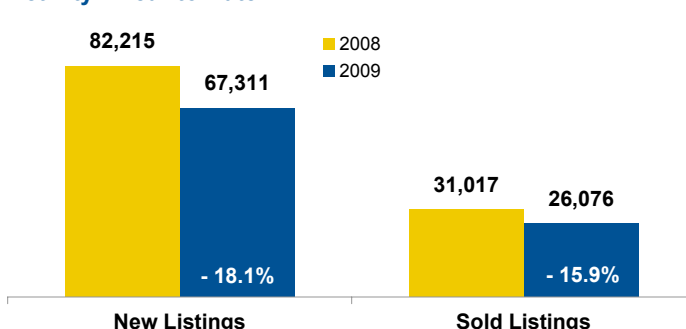
\*Does not account for sale concessions and/or down payment assistance.

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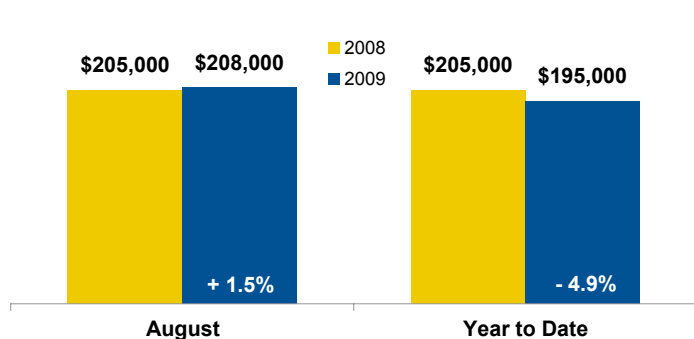
#### Activity—Most Recent Month



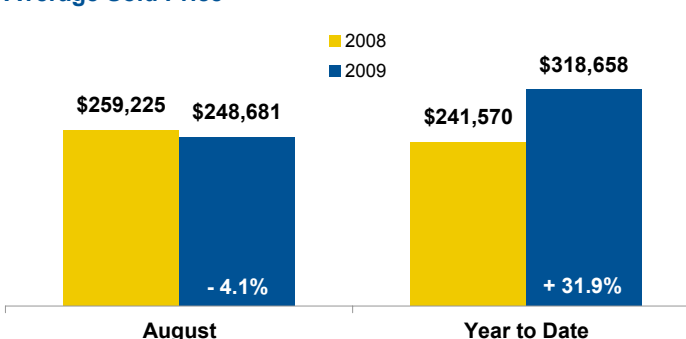
#### Activity—Year to Date



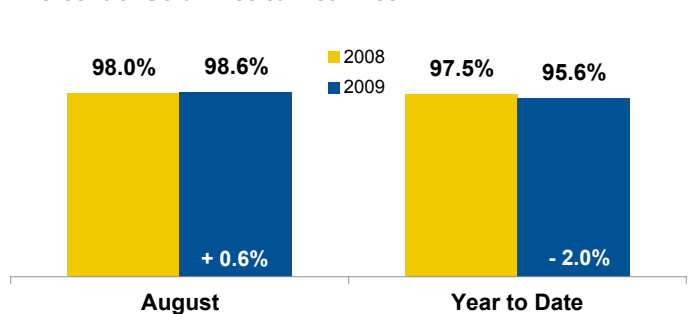
#### Median Sold Price\*



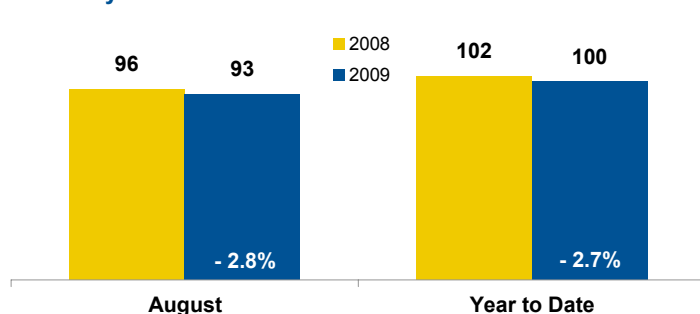
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Colorado Springs MSA

Includes El Paso & Teller counties

## August

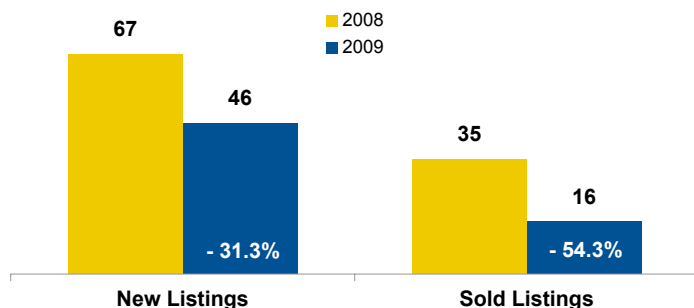
## Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	67	46	- 31.3%	681	457	- 32.9%
Sold Listings	35	16	- 54.3%	222	125	- 43.7%
Median Sold Price*	\$280,000	\$200,500	- 28.4%	\$239,900	\$223,000	- 7.0%
Average Sold Price*	\$309,491	\$280,937	- 9.2%	\$241,570	\$318,658	+ 31.9%
Percent of Sold Price to List Price*	97.1%	96.6%	- 0.5%	97.0%	95.6%	- 1.4%
Total Days on Market	112	96	- 14.9%	109	120	+ 9.7%
Active Listings	NA	286	--	--	--	--

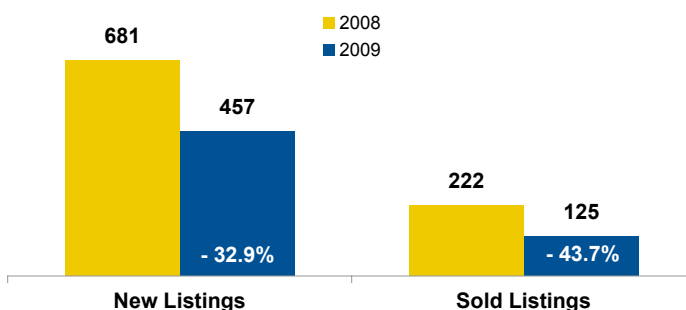
\*Does not account for sale concessions and/or down payment assistance.

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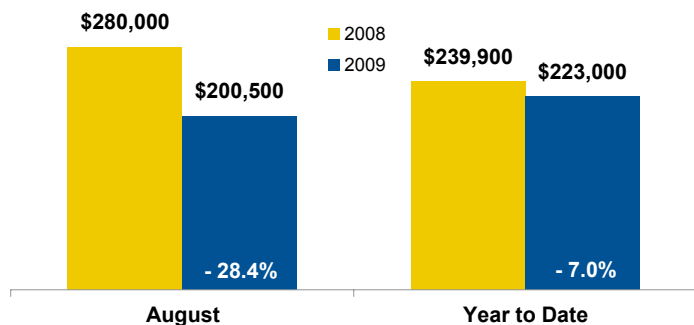
### Activity—Most Recent Month



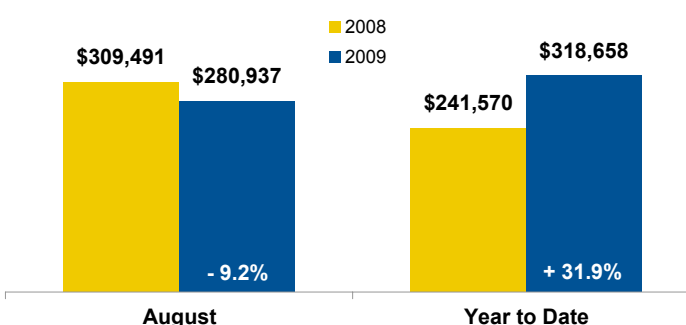
### Activity—Year to Date



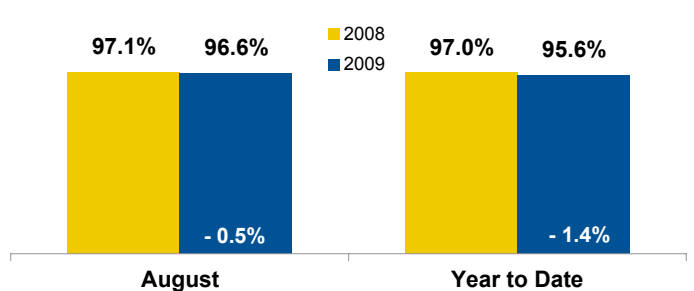
### Median Sold Price\*



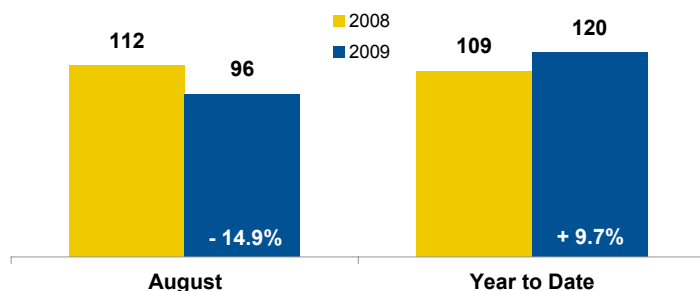
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Boulder MSA

Includes Boulder County

## August

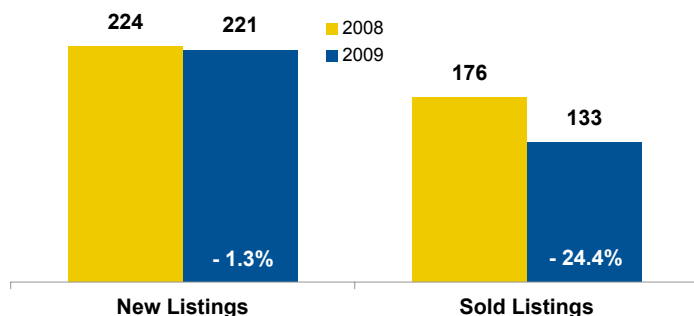
## Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	224	221	- 1.3%	2,253	1,921	- 14.7%
<b>Sold Listings</b>	176	133	- 24.4%	1,144	885	- 22.6%
<b>Median Sold Price*</b>	\$287,500	<b>\$308,250</b>	+ 7.2%	\$293,500	<b>\$277,500</b>	- 5.5%
<b>Average Sold Price*</b>	\$336,856	<b>\$337,896</b>	+ 0.3%	\$338,051	<b>\$356,494</b>	+ 5.5%
<b>Percent of Sold Price to List Price*</b>	97.4%	<b>96.9%</b>	- 0.5%	97.0%	<b>96.8%</b>	- 0.2%
<b>Total Days on Market</b>	122	78	- 36.0%	106	98	- 7.2%
<b>Active Listings</b>	NA	794	--	--	--	--

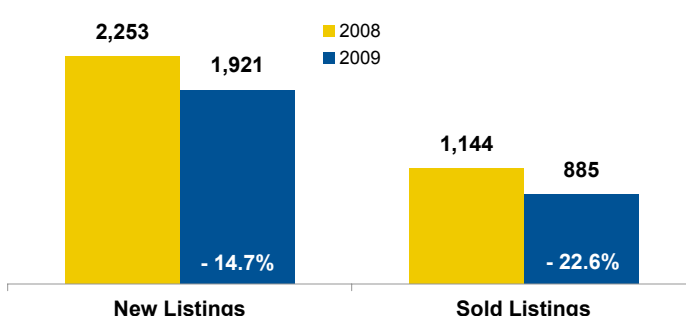
\*Does not account for sale concessions and/or down payment assistance.

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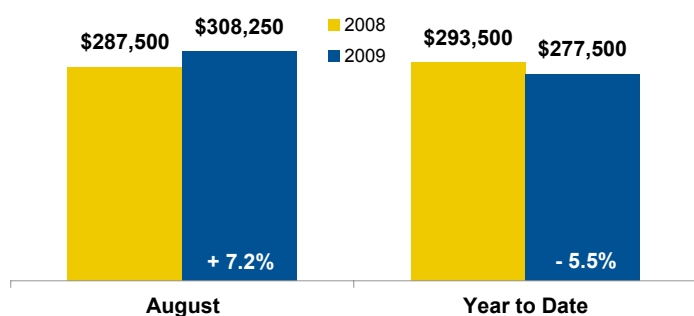
### Activity—Most Recent Month



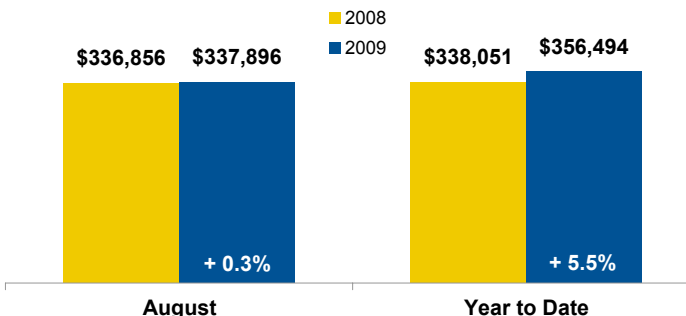
### Activity—Year to Date



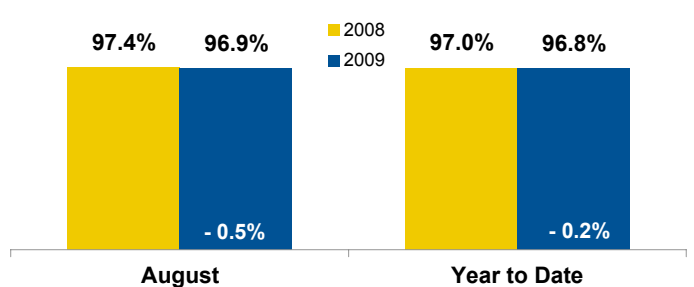
### Median Sold Price\*



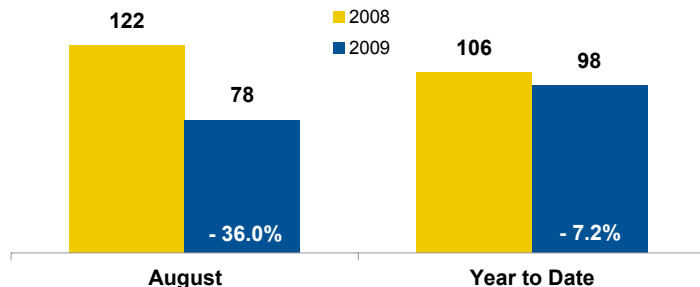
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Fort Collins-Loveland MSA

## August

## Year to Date

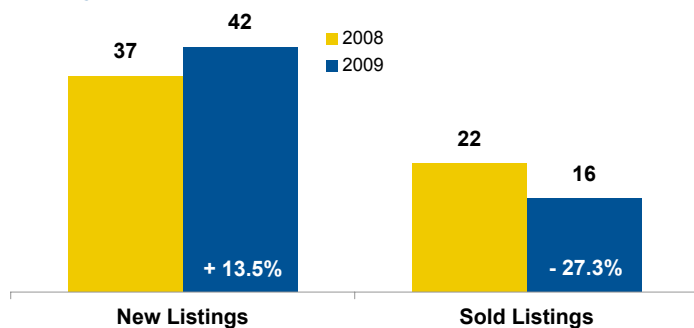
Includes Larimer County

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	37	42	+ 13.5%	390	301	- 22.8%
<b>Sold Listings</b>	22	16	- 27.3%	144	118	- 18.1%
<b>Median Sold Price*</b>	\$295,750	<b>\$235,000</b>	- 20.5%	\$223,000	<b>\$213,750</b>	- 4.1%
<b>Average Sold Price*</b>	\$341,909	<b>\$275,652</b>	- 19.4%	\$283,090	<b>\$276,754</b>	- 2.2%
<b>Percent of Sold Price to List Price*</b>	94.7%	<b>97.3%</b>	+ 2.7%	95.5%	<b>96.5%</b>	+ 1.1%
<b>Total Days on Market</b>	126	<b>78</b>	- 38.0%	119	<b>117</b>	- 1.9%
<b>Active Listings</b>	NA	<b>170</b>	--	--	--	--

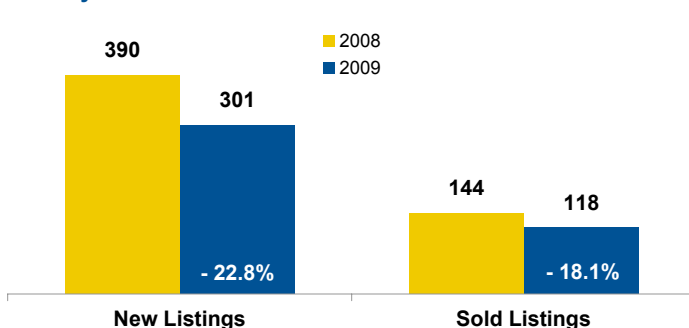
\*Does not account for sale concessions and/or down payment assistance.

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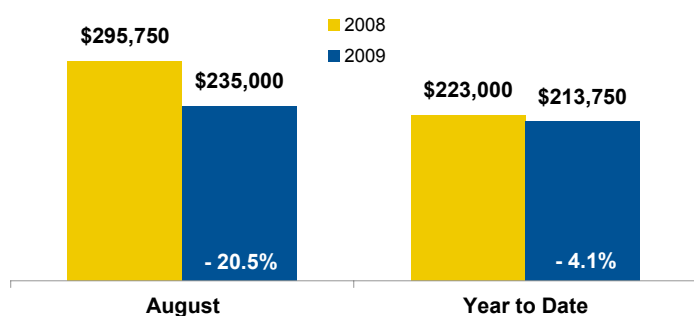
### Activity—Most Recent Month



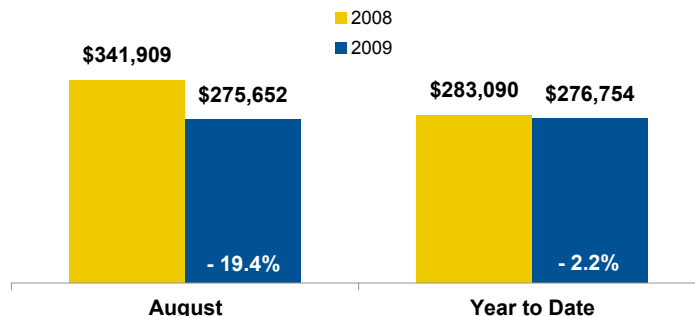
### Activity—Year to Date



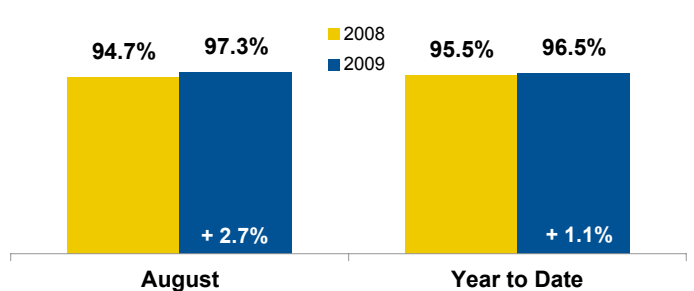
### Median Sold Price\*



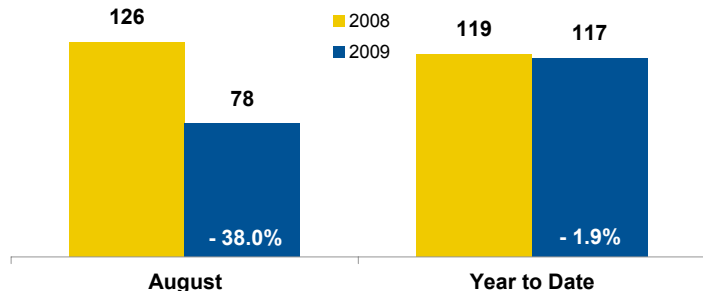
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Greeley MSA

Includes Weld County

## August

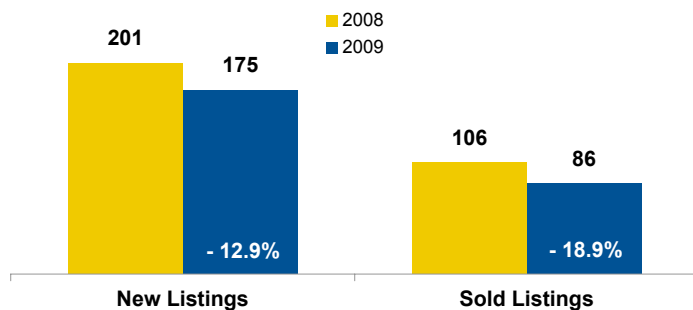
## Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	201	175	- 12.9%	1,873	1,429	- 23.7%
Sold Listings	106	86	- 18.9%	819	680	- 17.0%
Median Sold Price*	\$209,450	\$193,000	- 7.9%	\$206,300	\$175,000	- 15.2%
Average Sold Price*	\$219,532	\$210,771	- 4.0%	\$211,209	\$219,848	+ 4.1%
Percent of Sold Price to List Price*	97.0%	97.2%	+ 0.2%	97.1%	97.8%	+ 0.7%
Total Days on Market	117	87	- 25.6%	119	104	- 12.4%
Active Listings	NA	582	--	--	--	--

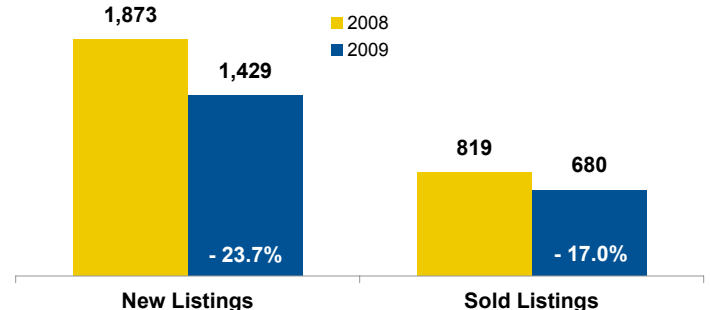
\*Does not account for sale concessions and/or down payment assistance.

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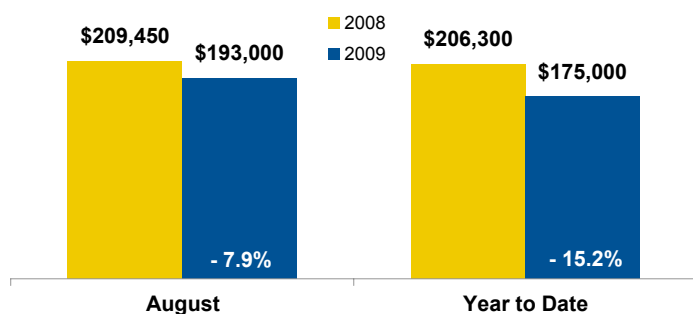
### Activity—Most Recent Month



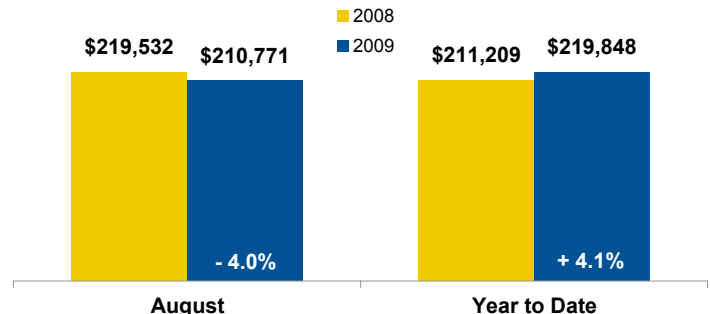
### Activity—Year to Date



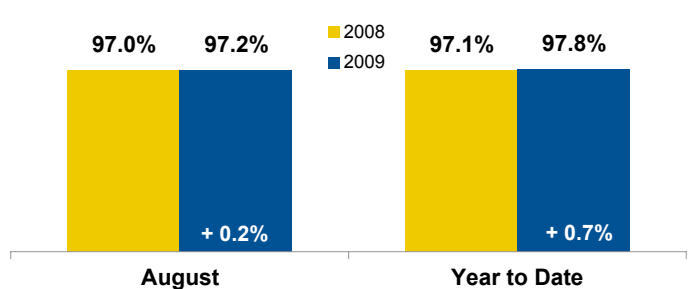
### Median Sold Price\*



### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market

